

BOX BUTTE COUNTY
2025 Real Estate Breakdown Report

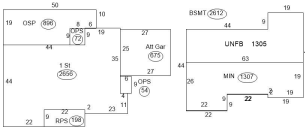
Parcel ID 070205485			Legal			Card File 070205485		
Owner JELINEK/JAMES L (LIFE ESTATE ZACHARY JELINEK REMAINDER 6490 MADISON ALLIANCE, NE 69301			PT SW1/4 18-25-48 1.13 ACRES S-T-R: 18-25-48 Acres: 1.130			Situs 6490 MADISON ALLIANCE, NE 69301		
County Area	2	MARKET AREA 2 AGLAND	Class Code	01-01-05-03-00-04		Value	Previous	Current
Neighborhood	400	RURAL RESIDENTIAL	State GEO	1365-18-0-00000-000-0005		Buildings	275,490	426,370
Location / Group	3	RURAL RES1	Cadastral	--		Improvement	0	0
Valuation / Group	81	RURAL RES 1	Book / Page	/		Land / Lots	20,000	50,000
District	95	52A 8-6	Sale Date			Total	295,490	476,370
School	07-0006		Sale Amount	0				

Date Added	Notes
07/12/2024	Per 2025 rural review, no changes made.
01/25/2021	Per visit with owner, per preliminary change of value notice, lower cond from 4.50 to 4, correct from heat pump to hot water baseboard heat, put roof back to asphalt shingles from metal and plumbing fixtures from 18 to 14. Correct basement finishes from all PFB to MIN finish and UNFB.
09/18/2020	Per 2020 rural review and no survey, did drive by exterior inspection. No changes.
01/06/2017	Added .13 acre for road to parcel per GIS.
03/14/2016	SPLIT FROM 070143692 PER 91-816-
12/21/2015	UPDATE SITE PLAN PER RURAL REVIEW 2016 W/O SURVEY.

					Permit No.	Type	Description	Date Open	Date Closed	Amount			
					0001	00 N/A	CORRECTED HOME SITE ACRE		02/01/2013	0			
Soil	Use	LCG/LVG	Soil Description	LVG Description	Spot	Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub
900	900	900	HMST1-1ST ACRE	RURAL RES HOME	N		1.000	50,000	50,000	0			
ROAD	ROAD	1500	ROADS	ROAD	N		0.130	0	0	0			
Land Total							1.130		50,000				

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2024	3543	95	275,490	0	20,000	295,490	0	295,490	2,911.76	0
2023	3529	95	275,490	0	13,000	288,490	0	288,490	4,171.70	0
2022	3564	95	275,490	0	13,000	288,490	0	288,490	4,395.58	0
2021	3470	95	275,490	0	13,000	288,490	0	288,490	4,423.48	0
2020	3472	95	223,140	0	13,000	236,140	0	236,140	3,661.66	0

Primary Image	Sketch	Site Plan
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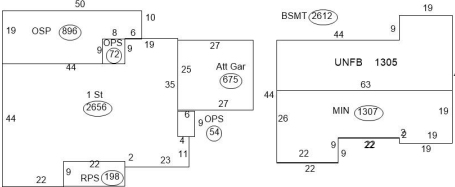
Parcel ID070205485
Card File070205485
PAD Class Code01-01-05-03-00-04
State GEO1365-18-0-00000-000-0005
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Neighborhood400 - RURAL RESIDENTIAL
District95 - 52A 8-6
Legal
PT SW1/4 18-25-48
1.13 ACRES

(6956)

Primary Image

Sketch Image





Property Valuation		Residential Information		Marshall & Swift Cost Approach		(06/2024)
Buildings	426,370	Type	Single-family Residence	Year/Effective Age	1964/10	
Improvement	0	Quality	3.00 - Average	Base Cost	99.05	
Land/Lot	50,000	Condition	4.00 - Good	Roofing Adj	3.59	
Total	476,370	Base/Total	2,656 / 2,656	Subfloor Adj	11.63	
		Style	100 % - One Story	Heat/Cool Adj	7.79	
		Exterior Wall	100 % - Veneer, Masonry	Plumbing Adj	9.76	
		Heating/Cooling	100 % - Baseboard, Hot Water	Basement Adj	26.38	
		Roof Cover	Composition Shingle	Adjusted Cost	158.200	
		Area of Slab	0	RCN (158.200 x 2,656)	420,179	
		Area of Crawl	0	Total Misc Impr	16,433	
		Fixture/Roughin	14 / 0	Garage Cost	21,850	
		Bed/Bathroom	2 / 3.0	Total RCN	458,462	
		Basement Area	2,612 1,307 Min	Depr (Phys 7.00%, Func 0.00%)	32,092	
				Depr Misc Impr	0	
				RCNLD	426,370	
				Adj. RCNLD	426,370	
				Cost per Sq Ft	160.53	

Code	Description	Quality	Year	Dimensions	Units	Cost	PD, FD	RCNLD
701	Attached Garage	0.00	0		675 sqft	32.37	0.00%, 0.00%	21,850
Approximate value after 7.00% physical, 0.00% functional and 0.00% economic depreciation is 20,321								

Total Garages Value								21,850
Code	Description	Cost Source	Size	Year In	Units	Unit Cost	Depreciation	Value
OSP	Open Slab Porch	MS Residential	896	0	896	8.40	0.00%	7,526
OSP	Open Slab Porch	MS Residential	72	0	72	9.36	0.00%	674
RPS	Raised Slab Porch with Roof	MS Residential	198	0	198	35.19	0.00%	6,968
OPS	Open Porch Steps	MS Residential	54	0	54	23.43	0.00%	1,265
Total Miscellaneous Improvements Value								16,433

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