

BOX BUTTE COUNTY  
2025 Real Estate Breakdown Report

|                                                                             |         |                      |                                                                   |                          |                                          |          |         |
|-----------------------------------------------------------------------------|---------|----------------------|-------------------------------------------------------------------|--------------------------|------------------------------------------|----------|---------|
| Parcel ID 070077754                                                         |         |                      | Legal                                                             |                          | Card File 070077754                      |          |         |
| Owner<br>PARKISON/WILLIAM G & DIXIE K<br>6991 OTOE RD<br>ALLIANCE, NE 69301 |         |                      | PT NW1/4 32-25-49<br>62.64 ACRES<br>S-T-R: 32-25-49 Acres: 62.640 |                          | Situs<br>6991 OTOE<br>ALLIANCE, NE 69301 |          |         |
|                                                                             |         |                      |                                                                   |                          |                                          |          |         |
| County Area                                                                 | 2       | MARKET AREA 2 AGLAND | Class Code                                                        | 01-01-05-03-00-09        | Value                                    | Previous | Current |
| Neighborhood                                                                | 400     | RURAL RESIDENTIAL    | State GEO                                                         | 1367-32-0-00000-000-0003 | Buildings                                | 136,410  | 150,248 |
| Location / Group                                                            | 4       | RURAL RES2           | Cadastral                                                         | 0000-0000-               | Improvement                              | 3,220    | 7,860   |
| Valuation / Group                                                           | 82      | RURAL RES 2          | Book / Page                                                       | /                        | Land / Lots                              | 51,000   | 119,011 |
| District                                                                    | 95      | 52A 8-6              | Sale Date                                                         |                          |                                          |          |         |
| School                                                                      | 07-0006 |                      | Sale Amount                                                       | 0                        | Total                                    | 190,630  | 277,119 |

| Date Added | Notes                                                                                                                                                                        |
|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 02/13/2025 | 2025 change to rural residential                                                                                                                                             |
| 08/01/2024 | Per 2025 rural review, corrected size of WOD, was 10x15 but it is actually 12x20, picked up 2-LOAF's                                                                         |
| 04/17/2020 | Per 2020 Rural reveiw, returned survey and pictometry- Chg Bathroom count from 1 to 2 and Bsmt from Min to Rec finish. NOTE: Re roofed in 2012. Attach site plans and survey |
| 03/14/2016 | COMBINED 070047812 WITH 070077754 ON 03/24/2009~                                                                                                                             |
| 03/14/2016 | NO CHANGE PER B OF E 2001                                                                                                                                                    |
| 11/09/2015 | UPDATE SITE PLAN PER RURAL REVIEW 2016.                                                                                                                                      |

| Tax Year   | Growth Type      | Description |                                                  |                 | Amount | Permit No. | Type   | Description        |          | Date Open | Date Closed | Amount |     |
|------------|------------------|-------------|--------------------------------------------------|-----------------|--------|------------|--------|--------------------|----------|-----------|-------------|--------|-----|
| 2025       | 01 Single Family | LOAFS       |                                                  |                 | 5,710  | 0002       | 00 N/A | CORRECTED LAND USE |          |           | 02/24/2011  | 0      |     |
|            |                  |             |                                                  |                 |        | 0001       | 00 N/A | ASSESSMENT UPDATE  |          |           | 02/10/2009  | 0      |     |
| Soil       | Use              | LCG/LVG     | Soil Description                                 | LVG Description | Spot   | Code       | Acres  | Value/Acre         | Assessed | Sub       | Market/Acre | Market | Sub |
| 5616       | GRAS4            | 2G4         | CRAFT VERY FINE SANDY LOAM- OCCASIONALLY FLOODED | MARKET GRASS    | N      |            | 41.750 | 635                | 26,511   | 0         |             |        |     |
| 901        | 901              | 901         | RMHST 2-5 REMAINING                              | RES 2-5 ACRES   | N      |            | 4.000  | 5,000              | 20,000   | 0         |             |        |     |
| 903        | 903              | 903         | RMHST 6-10 REMAINING                             | RES 6-10 ACRES  | N      |            | 5.000  | 2,500              | 12,500   | 0         |             |        |     |
| 905        | 905              | 905         | RMHST 11-20 REMAIN                               | RES 11-20 ACRES | N      |            | 10.000 | 1,000              | 10,000   | 0         |             |        |     |
| 900        | 900              | 900         | HMST1-1ST ACRE                                   | RURAL RES HOME  | N      |            | 1.000  | 50,000             | 50,000   | 0         |             |        |     |
| ROAD       | ROAD             | 1500        | ROADS                                            | ROAD            | N      |            | 0.890  | 0                  | 0        | 0         |             |        |     |
| Land Total |                  |             |                                                  |                 |        |            | 62.640 |                    | 119,011  |           |             |        |     |

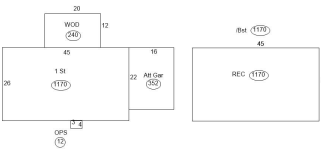
| Sale Date  | Book      | Page     | Extend   | Ownership History |        |         |        |         |           | Amount      |
|------------|-----------|----------|----------|-------------------|--------|---------|--------|---------|-----------|-------------|
| 10/20/2006 | 95        | 481      |          | BURKE/KIM L       |        |         |        |         |           | 166,500     |
| Year       | Statement | District | Building | Other             | Land   | Total   | Exempt | Taxable | Total Tax | Penalty Tax |
| 2024       | 5496      | 95       | 136,410  | 3,220             | 51,000 | 190,630 | 0      | 190,630 | 1,880.94  | 0           |
| 2023       | 5491      | 95       | 136,410  | 3,220             | 44,000 | 183,630 | 0      | 183,630 | 2,650.90  | 0           |
| 2022       | 5503      | 95       | 117,595  | 3,220             | 44,000 | 164,815 | 0      | 164,815 | 2,506.92  | 0           |
| 2021       | 5446      | 95       | 117,595  | 3,220             | 44,000 | 164,815 | 0      | 164,815 | 2,522.82  | 0           |
| 2020       | 5472      | 95       | 119,595  | 1,542             | 44,000 | 165,137 | 0      | 165,137 | 2,556.58  | 0           |

Parcel ID070077754OwnerPARKISON/WILLIAM G & DIXIE KLegalPT NW1/4 32-25-4962.64 ACRES

Primary Image



Sketch



Site Plan



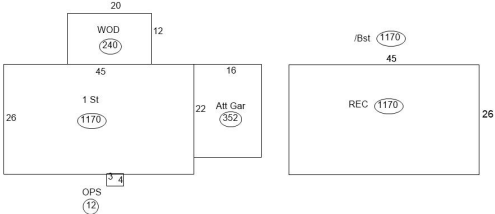
Parcel ID070077754  
Cadastral ID0000-0000-  
PAD Class Code01-01-05-03-00-09  
State GEO1367-32-0-00000-000-0003  
Owner  
PARKISON/WILLIAM G & DIXIE K  
6991 OTOE RD  
ALLIANCE, NE 69301  
Situs  
6991 OTOE ALLIANCE NE 69301  
Neighborhood400 - RURAL RESIDENTIAL  
District95 - 52A 8-6  
Legal  
PT NW1/4 32-25-49  
62.64 ACRES

(6099)

Primary Image



Sketch Image



| Property Valuation |         | Residential Information |                                     | Marshall & Swift Cost Approach |         | (06/2024) |
|--------------------|---------|-------------------------|-------------------------------------|--------------------------------|---------|-----------|
| Buildings          | 150,248 | Type                    | Single-family Residence             | Year/Effective Age             | 1985/20 |           |
| Improvement        | 7,860   | Quality                 | 2.00 - Fair                         | Base Cost                      | 88.53   |           |
| Land/Lot           | 119,011 | Condition               | 3.00 - Average                      | Roofing Adj                    | 3.01    |           |
| Total              | 277,119 | Base/Total              | 1,170 / 1,170                       | Subfloor Adj                   | 10.63   |           |
|                    |         | Style                   | 100 % - One Story                   | Heat/Cool Adj                  | 4.22    |           |
|                    |         | Exterior Wall           | 100 % - Frame, Plywood or Hardboard | Plumbing Adj                   | 12.58   |           |
|                    |         | Heating/Cooling         | 100 % - Electric Baseboard          | Basement Adj                   | 33.46   |           |
|                    |         | Roof Cover              | Composition Shingle                 | Adjusted Cost                  | 152.430 |           |
|                    |         | Area of Slab            | 0                                   | RCN (152.430 x 1,170)          | 178,343 |           |
|                    |         | Area of Crawl           | 0                                   | Total Misc Impr                | 8,450   |           |
|                    |         | Fixture/Roughin         | 10 / 0                              | Garage Cost                    | 11,947  |           |
|                    |         | Bed/Bathroom            | 4 / 2.0                             | Total RCN                      | 198,740 |           |
|                    |         | Basement Area           | 1,170 1,170 Min                     | Depr (Phys 16.00%, Func 0.00%) | 31,798  |           |
|                    |         |                         |                                     | Depr Misc Impr                 | 0       |           |
|                    |         |                         |                                     | Total before Econ              | 166,942 |           |
|                    |         |                         |                                     | Econ Depr 10.00%               | 16,694  |           |
|                    |         |                         |                                     | RCNLD                          | 150,248 |           |
|                    |         |                         |                                     | Adj. RCNLD                     | 150,248 |           |
|                    |         |                         |                                     | Cost per Sq Ft                 | 128.42  |           |

| Code                                                                                                | Description     | Quality | Year | Dimensions | Units    | Cost  | PD, FD       | RCNLD  |
|-----------------------------------------------------------------------------------------------------|-----------------|---------|------|------------|----------|-------|--------------|--------|
| 701                                                                                                 | Attached Garage | 0.00    | 0    |            | 352 sqft | 33.94 | 0.00%, 0.00% | 11,947 |
| Approximate value after 16.00% physical, 0.00% functional and 10.00% economic depreciation is 9,032 |                 |         |      |            |          |       |              |        |
| Total Garages Value                                                                                 |                 |         |      |            |          |       |              | 11,947 |

| Code                                   | Description              | Cost Source    | Size | Year In | Units | Unit Cost | Depreciation | Value |
|----------------------------------------|--------------------------|----------------|------|---------|-------|-----------|--------------|-------|
| WOD                                    | Wood Deck                | MS Residential | 240  | 0       | 240   | 18.00     | 0.00%        | 4,320 |
| S1FP                                   | Single 1-Story Fireplace | MS Residential | 1    | 0       | 1     | 4129.89   | 0.00%        | 4,130 |
| Total Miscellaneous Improvements Value |                          |                |      |         |       |           |              | 8,450 |

| Date Added | Notes                                                                                                                                                                        |
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| 11/09/2015 | UPDATE SITE PLAN PER RURAL REVIEW 2016.                                                                                                                                      |

|                       |                                                                    |        |
|-----------------------|--------------------------------------------------------------------|--------|
| <b>Parcel ID</b>      | 070077754                                                          | (6099) |
| <b>Cadastral ID</b>   | 0000-0000-                                                         |        |
| <b>PAD Class Code</b> | 01-01-05-03-00-09                                                  |        |
| <b>State GEO</b>      | 1367-32-0-00000-000-0003                                           |        |
| <b>Owner</b>          | PARKISON/WILLIAM G & DIXIE K<br>6991 OTOE RD<br>ALLIANCE, NE 69301 |        |
| <b>Situs</b>          | 6991 OTOE ALLIANCE NE 69301                                        |        |
| <b>Neighborhood</b>   | 400 - RURAL RESIDENTIAL                                            |        |
| <b>District</b>       | 95 - 52A 8-6                                                       |        |
| <b>Legal</b>          | PT NW1/4 32-25-49<br>62.64 ACRES                                   |        |



| Seq | Description                                         | Class | Qual | Cond | Year | Eff Age | Dimensions  | Floor | Roofing | Total Units | Valuation Summary              |              |
|-----|-----------------------------------------------------|-------|------|------|------|---------|-------------|-------|---------|-------------|--------------------------------|--------------|
| 1   | FUBL - Farm Utility Building<br>Building Components | D     | 1.00 | 2.00 | 1985 | 44      | 50 x 24 x 8 | Dirt  | Metal   | 1,200       | Unit Cost (8.96 x 1,200)       | 10,752       |
|     |                                                     |       |      |      |      |         |             |       |         |             | Components Total               | 0            |
|     |                                                     |       |      |      |      |         |             |       |         |             | Replacement Cost               | 10,752       |
|     |                                                     |       |      |      |      |         |             |       |         |             | Depr (Phys 80.00%, Func 0.00%) | 8,602        |
|     |                                                     |       |      |      |      |         |             |       |         |             | RCNLD                          | 2,150        |
| 2   | LOAF - Loafing Shed<br>Building Components          | D     | 2.00 | 3.00 | 2023 | 2       | 30 x 12 x 6 | Dirt  | Metal   | 360         | Unit Cost (8.81 x 360)         | 3,172        |
|     |                                                     |       |      |      |      |         |             |       |         |             | Components Total               | 0            |
|     |                                                     |       |      |      |      |         |             |       |         |             | Replacement Cost               | 3,172        |
|     |                                                     |       |      |      |      |         |             |       |         |             | Depr (Phys 10.00%, Func 0.00%) | 317          |
|     |                                                     |       |      |      |      |         |             |       |         |             | RCNLD                          | 2,855        |
| 3   | LOAF - Loafing Shed<br>Building Components          | D     | 2.00 | 3.00 | 2023 | 2       | 30 x 12 x 6 | Dirt  | Metal   | 360         | Unit Cost (8.81 x 360)         | 3,172        |
|     |                                                     |       |      |      |      |         |             |       |         |             | Components Total               | 0            |
|     |                                                     |       |      |      |      |         |             |       |         |             | Replacement Cost               | 3,172        |
|     |                                                     |       |      |      |      |         |             |       |         |             | Depr (Phys 10.00%, Func 0.00%) | 317          |
|     |                                                     |       |      |      |      |         |             |       |         |             | RCNLD                          | 2,855        |
|     |                                                     |       |      |      |      |         |             |       |         |             | <b>Outbuildings Total</b>      | <b>7,860</b> |