

BOX BUTTE COUNTY

2025 Real Estate Breakdown Report

Parcel ID 070240485 Owner CULLAN/THOMAS M & MELINDA K 1131 CR 68 HEMINGFORD, NE 69348			Legal PT NW1/4 27-27-49 6.03 ACRES S-T-R: 27-27-49 Acres: 6.030		Card File 070240485 Situs 1131 CR 68 HEMINGFORD, NE 69348		
County Area	2	MARKET AREA 2 AGLAND	Class Code	01-01-05-03-00-06	Value	Previous	Current
Neighborhood	400	RURAL RESIDENTIAL	State GEO	1091-27-0-00000-000-0002	Buildings	195,980	256,053
Location / Group	4	RURAL RES2	Cadastral	0000-0000-	Improvement	29,520	98,988
Valuation / Group	82	RURAL RES 2	Book / Page	2019 / 0684	Land / Lots	30,311	70,825
District	30	10-10	Sale Date	06/10/2019			
School	07-0010		Sale Amount	66,000	Total	255,811	425,866

Date Added	Notes
10/28/2024	Per 2025 review, added the OSP beside house, should have been on previously.
10/24/2024	Per 2025 Rural Review, added two storage containers and new FUBL. No other changes. Updated site plan and photos.
09/23/2024	80x100. dirt floors
08/11/2020	Per 2020 rural review and no returned survey, drive by inspection- nothing physically has changed here. Per MR change effective age from 10 to 20. Bins on another parcel - 070252386. Attach new site plan
08/05/2020	Per pickup - no new bldg out here. Ext. inspection.
11/18/2019	PER 2020 PICK UP - CHECK FOR NEW BLDG HERE. NOTHING NEW HERE. REFLAG FOR 2021
07/08/2019	Form 521 Electronic - Adjustment (Book: 2019 Page: 0684 Ext: Sale Date: 06/10/2019) Adjustment: 0.00 Reason: NONQUALIFIED, BOUGHT FROM FAMILY CORP.
12/27/2018	2019 in office: change to rural residential codes from split.
02/07/2018	Form 521 Electronic - Adjustment (Book: 2018 Page: 0102 Ext: Sale Date: 01/26/2018) Adjustment: 0.00 Reason: NONQUALIFIED, CORRECTION DEED.
11/14/2017	12/18/14(2014-1870) Split 474 acres from 070100136 with residence and bldgs located in the NW1/4. CORRECTED LU PER GIS AFTER SPLIT & TRANSFER, REMOVED OB CHICKEN HOUSE - GONE IN GIS 2014 IMAGERY. EQ SHED HAD WRONG DIMENSIONS CORRECTED TO 96X50. INCREASED TOTAL OB VALUE \$5312.
11/14/2017	12/18/14(2014-1870) Split 474 acres from 070100136 with residence and bldgs located in the NW1/4.
11/14/2017	UPDATE OUTBUILDING CODES AND 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	NEW FUBL	79,600	4	03 New-Const	NEW 80X552 BUILDING	04/30/2024	12/09/2024	0
				003	03 New-Const	PER 2021 PICK UP-CK FOR NEW BLDG	01/01/2020	12/10/2020	0
				2	03 New-Const	CHECK FOR NEW BUILDING (2019-0686)	07/03/2019	11/18/2019	0
				1	00 N/A	CHANGE TO RURAL RES FOR 2018 (IN OFFICE)	01/01/2018	12/27/2018	0

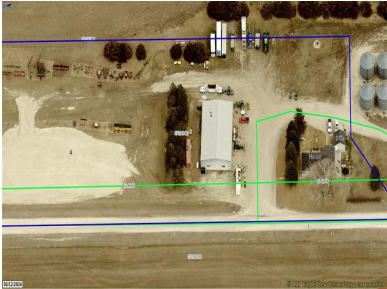
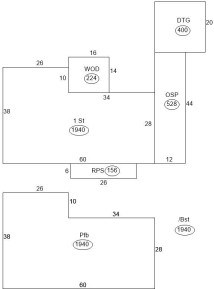
Soil	Use	LCG/LVG	Soil Description	LVG Description	Spot	Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub
901	901	901	RMHST 2-5 REMAINING	RES 2-5 ACRES	N		4.000	5,000	20,000	0			
903	903	903	RMHST 6-10 REMAINING	RES 6-10 ACRES	N		0.330	2,500	825	0			
900	900	900	HMST1-1ST ACRE	RURAL RES HOME	N		1.000	50,000	50,000	0			
ROAD	ROAD	1500	ROADS	ROAD	N		0.700	0	0	0			
Land Total							6.030		70,825				

Sale Date	Book	Page	Extend	Ownership History	Amount
01/26/2018	2018	0102		CULLAN FARMS, INC	0
09/28/2017	2017	1371		BUTCHER HAUS LLC	40,000
				CULLAN FARMS INC	0

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2024	1434	30	195,980	29,520	30,311	255,811	0	255,811	2,441.58	0
2023	1451	30	195,980	29,520	23,311	248,811	0	248,811	3,272.92	0
2022	1475	30	168,950	29,520	23,311	221,781	0	221,781	3,012.04	0
2021	1408	30	168,950	29,520	23,311	221,781	0	221,781	3,008.80	0
2020	1401	30	120,220	12,890	23,311	156,421	0	156,421	2,087.72	0

Parcel ID070240485OwnerCULLAN/THOMAS M & MELINDA KLegalPT NW1/4 27-27-496.03 ACRES

Primary ImageSketchSite Plan



BOX BUTTE COUNTY

2025 Appraisal Property Record Card

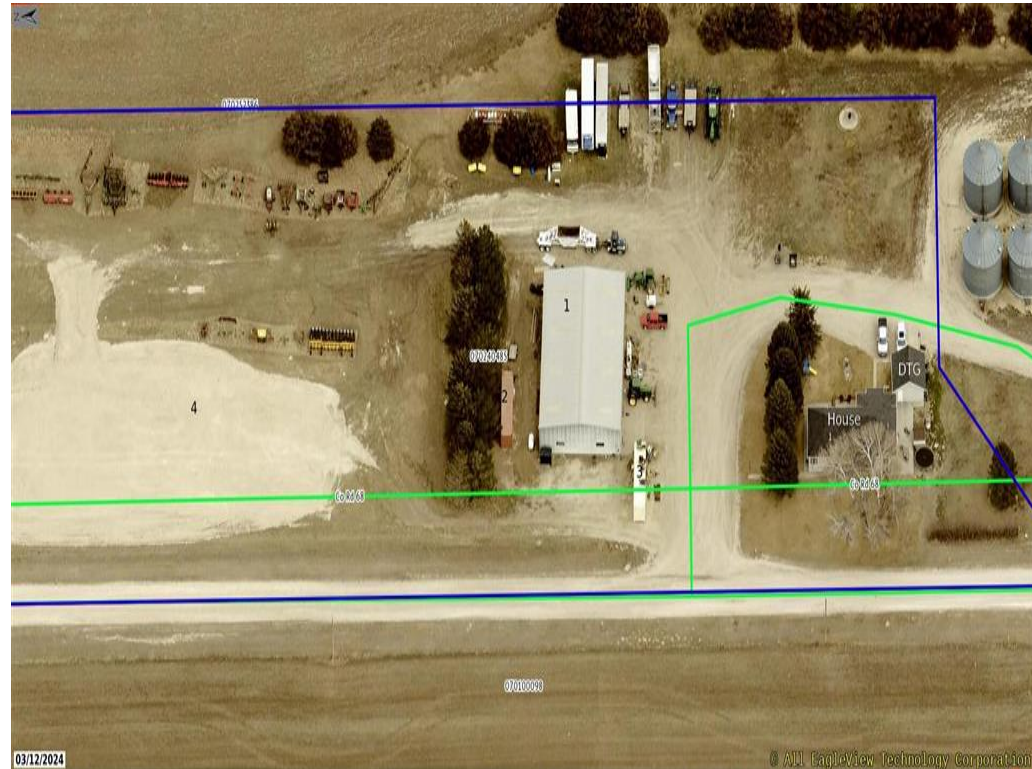
Parcel ID 070240485 Cadastral ID 0000-0000- PAD Class Code 01-01-05-03-00-06 State GEO 1091-27-0-00000-000-0002 Owner CULLAN/THOMAS M & MELINDA K 1131 CR 68 HEMINGFORD, NE 69348 Situs 1131 CR 68 HEMINGFORD NE 69348 Neighborhood 400 - RURAL RESIDENTIAL District 30 - 10-10 Legal PT NW1/4 27-27-49 6.03 ACRES	(8997)	Primary Image 	Sketch Image
Property Valuation Buildings 256,053 Improvement 98,988 Land/Lot 70,825 Total 425,866	Residential Information Type Single-family Residence Quality 2.00 - Fair Condition 4.00 - Good Base/Total 1,940 / 1,940 Style 100 % - One Story Exterior Wall 100 % - Frame, Stucco Heating/Cooling 100 % - Warmed & Cooled Air Roof Cover Composition Shingle Area of Slab 0 Area of Crawl 0 Fixture/Roughin 11 / 0 Bed/Bathroom 4 / 1.0 Basement Area 1,940 1,940 Part	Marshall & Swift Cost Approach (06/2024) Year/Effective Age 1939/20 Base Cost 83.78 Roofing Adj 3.01 Subfloor Adj 10.63 Heat/Cool Adj 7.52 Plumbing Adj 8.35 Basement Adj 52.29 Adjusted Cost 165.580 RCN (165.580 x 1,940) 321,225 Total Misc Impr 13,491 Garage Cost 0 Total RCN 334,716 Depr (Phys 16.00%, Func 0.00%) 53,555 Depr Misc Impr 0 Depr Garages 3,342 Total before Econ 284,503 Econ Depr 10.00% 28,450 RCNLD 256,053 Adj. RCNLD 256,053 Cost per Sq Ft 131.99	
Code Description 706 Detached Garage Approximate value after 0.00% physical, 0.00% functional and 10.00% economic depreciation is 3,008	Quality 2.00 Year 1940 Dimensions 20.00 x 20.00 Units 400 sqft	Cost PD, FD 41.77 80.00%, 0.00% RCNLD 3,342 Total Garages Value 3,342	
Code Description WOD Wood Deck RPS Raised Slab Porch with Roof OSP Open Slab Porch	Cost Source MS Residential Size 224 Year In 0	Units 224 Unit Cost 18.86 Depreciation 0.00% Value 4,225	
Code Description RPS Raised Slab Porch with Roof OSP Open Slab Porch	Cost Source MS Residential Size 156 Year In 0	Units 156 Unit Cost 33.03 Depreciation 0.00% Value 5,153	
Code Description OSP Open Slab Porch	Cost Source MS Residential Size 528 Year In 0	Units 528 Unit Cost 7.79 Depreciation 0.00% Value 4,113	
Total Miscellaneous Improvements Value		13,491	
Date Added 10/28/2024 Notes Per 2025 review, added the OSP beside house, should have been on previously. 10/24/2024 Per 2025 Rural Review, added two storage containers and new FUBL. No other changes. Updated site plan and photos. 09/23/2024 80x100. dirt floors 08/11/2020 Per 2020 rural review and no returned survey, drive by inspection- nothing physically has changed here. Per MR change effective age from 10 to 20. Bins on another parcel - 070252386. Attach new site plan			

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Cadastral ID	0000-0000-	
PAD Class Code	01-01-05-03-00-06	
State GEO	1091-27-0-00000-000-0002	
Owner		
	CULLAN/THOMAS M & MELINDA K	
	1131 CR 68	
	HEMINGFORD, NE 69348	
Situs		
	1131 CR 68 HEMINGFORD NE 69348	
Neighborhood	400 - RURAL RESIDENTIAL	
District	30 - 10-10	
Legal		
	PT NW1/4 27-27-49	
	6.03 ACRES	



Seq	Description	Class	Qual	Cond	Year	Eff Age	Dimensions	Floor	Roofing	Total Units	Valuation Summary	
1	FUBL - Farm Utility Building Building Components	D	3.00	3.00	1981	44	96 x 56 x 14	Concrete	Metal	5,376	Unit Cost (16.43 x 5,376)	88,328
											Components Total	0
											Replacement Cost	88,328
											Depr (Phys 80.00%, Func 0.00%)	70,662
											RCNLD	17,666
2	SCM - STEEL CONT,MEDIUM Building Components	0	3.00	0.00	2023	0			320	Unit Cost (8.91 x 320)	2,851	
										Components Total	0	
										Replacement Cost	2,851	
										Depr (Phys 0.00%, Func 0.00%)	0	
										RCNLD	2,851	
3	SCM - STEEL CONT,MEDIUM Building Components	0	3.00	0.00	2023	0			320	Unit Cost (8.91 x 320)	2,851	
										Components Total	0	
										Replacement Cost	2,851	
										Depr (Phys 0.00%, Func 0.00%)	0	
										RCNLD	2,851	
4	FUBL - Farm Utility Building Building Components	D	1.00	3.00	2024	1	100 x 80 x 25	Dirt	Metal	8,000	Unit Cost (9.95 x 8,000)	79,600
											Components Total	0
											Replacement Cost	79,600
											Depr (Phys 5.00%, Func 0.00%)	3,980
											RCNLD	75,620
Outbuildings Total											98,988	