

# **BOX BUTTE COUNTY**

Page 1 RECORDCARD

			ne.us		2023 1	tou. Lotato	Dicarac	wn Repor	L				3	3/19/25 01	:50 PN
Parcel ID		070240485	5	Leg	gal					Card File	070	240485			
)wner				PT	Г NW1/4 27-27-4	49				Situs					
CULLAN/T	HOMAS I	M & MELIN	DA K		03 ACRES					1131 CR 68					
1131 CR 68				S-	T-R: 27-27-49	Acres: 6.030				HEMINGFO	RD, NE 6934	18			
HEMINGFO	ORD, NE	69348													
ounty Are	22	2	MARKET AREA 2 AGLA	ND Cla	ass Code	01-01-05-03-	.00-06			Value			Previous	-	Currer
eighborh			RURAL RESIDENTIAL		ate GEO	1091-27-0-00		nn2		Buildings			195,980		256,05
ocation /			RURAL RES2		dastral	0000-0000-	0000-000-00	002		Improveme	at		29,520		98,98
aluation /			RURAL RES 2		ok / Page	2019 / 0684				Land / Lots	ıı		30,311		70,82
aiuation / District	Group		10-10		le Date	06/10/2019				Lanu / Lois			30,311	_	70,02
chool		07-0010	10-10		le Amount	66,000				Total			255,811	4	125,86
ate Adde				Jai	ie Amount	00,000									
0/28/2024			added the OSP beside h	ouse, should have	e been on previo	ously.									
0/24/2024			eview, added two storage	•		•	Jpdated site	plan and ph	otos.						
9/23/2024		D. dirt floor	-			and drainged d	paaroa ono	pian and pin							
8/11/2020			riew and no returned sur	vey, drive by inspe	ection- nothing p	hysically has ch	nanged here	e. Per MR ch	ange effec	tive age from 1	10 to 20. Bins	on anoth	er parcel - 070252	2386. Atta	ch nev
	site pla	an			•		•		•	•			•		
8/05/2020	Per pic	kup - no ne	ew bldg out here. Ext. in	spection.											
1/18/2019	PER 2	020 PICK L	JP - CHECK FOR NEW	BLDG HERE. NOT	THING NEW HE	ERE. REFLAG I	FOR 2021								
7/08/2019	Form 5	521 Electro	nic - Adjustment ( Book:	2019 Page: 0684 I	Ext: Sale Date:	06/10/2019 ) Ad	djustment: 0	0.00 Reason:	NONQUA	LIFIED, BOUG	HT FROM F	AMILY CO	DRP.		
2/27/2018	2019 ir	n office: cha	ange to rural residential of	codes from split.											
2/07/2018	Form 5	521 Electro	nic - Adjustment ( Book:	2018 Page: 0102 I	Ext: Sale Date:	01/26/2018 ) Ad	djustment: 0	0.00 Reason:	NONQUA	LIFIED, CORR	ECTION DE	ED.			
1/14/2017	12/18/	14(2014-18	70) Split 474 acres from	070100136 with re	esidence and bl	dgs located in the	he NW1/4. (	CORRECTE	LU PER	GIS AFTER SF	PLIT & TRAN	SFER, RE	EMOVED OB CHIC	CKEN HO	USE -
			14 ÍMÁGERY. EQ SHED			PRECTED TO	96X50. INC	REASED TO	DTAL OB V	ALUE \$5312.					
1/14/2017	12/18/	1/1/201/-18	70\ O-1't 474 (												
		`	, I			oldgs located in t	the NW1/4.								
	UPDA <sup>-</sup>	TE <sup>`</sup> OUTBU	ILÓING CODES AND SI			2016.									
ax Year	UPDA <sup>-</sup> <b>Growt</b>	TE OUTBU h Type	ILDING CODES AND SI Description			2016. Amount	Permit No	o. Type	Descri	ption		Date Ope		А	Mour
ax Year	UPDA <sup>-</sup> <b>Growt</b>	TE <sup>`</sup> OUTBU	ILÓING CODES AND SI			2016.	Permit No	o. Type 03 New-	Descri			<b>Date Ope</b> 04/30/202		Α	\moui
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Tax Year	UPDA <sup>-</sup> <b>Growt</b>	TE OUTBU h Type	ILDING CODES AND SI Description			2016. Amount	Permit No.	03 New- Const 03 New-	Descri NEW 8 PER 2 NEW 8	ption 30X552 BUILD 021 PICK UP-0 BLDG K FOR NEW B	ING (	04/30/202	4 12/09/2024 0 12/10/2020	Α	
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1/14/2017   Fax Year   2025	UPDA Growti 01 Sing  Use 901 903 900 ROAD	LCC 901 903 900 150  Book 2018 2017  District 30	Description NEW FUBL  Soll Descrip RMHST 2-5   RMHST-1-1ST ROADS  Page 0102 1371  Building 195,980	TE PLAN PER RU	LVG Descrip RES 2-5 ACI RES 6-10 AC RURAL RES ROAD  Own CULL BUTG CULL Der G20 G20 G20	2016.  Amount 79,600  Ption RES CRES S HOME  ership History LAN FARMS, IN CHER HAUS LL LAN FARMS IN Land 30,311	Permit No.	03 New-Const 03 New-Const 03 New-Const 00 N/A  Code  Code	Descri NEW 8 PER 2 NEW E CHECI (2019-I CHANIFOR 2 Acres 4.000 0.330 1.000 0.700 6.030	ption  021 PICK UP-0  8LDG  K FOR NEW B  0686)  GE TO RURAL  018 (IN OFFIC  Value/Acre  5,000  2,500  0  0  mpt  0  0	CK FOR (UILDING (CENTRO) (CENT	04/30/202: 01/01/202: 07/03/201: 01/01/201: 01/01/201: 0 0 0	4 12/09/2024 0 12/10/2020 9 11/18/2019 8 12/27/2018 Market/Acre Total Tax 2,441.58	Market	Amour 40,00



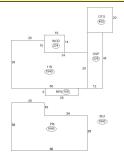
2025 Real Estate Breakdown Report

Page 2 RECORDCARD 3/19/25 01:50 PM

 Parcel ID
 070240485
 Owner
 CULLAN/THOMAS M & MELINDA K
 Legal
 PT NW1/4 27-27-49
 6.03 ACRES

 Sketch
 Site Plan









2025 Appraisal Property Record Card

Page 3 **RECORDCARD** 3/19/25 01:50 PM

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

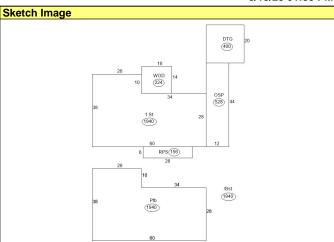
District 30 - 10-10

Legal

PT NW1/4 27-27-49 6.03 ACRES

(8997) Primary Image





256,053

256,053

131.99

13,491

Property Valuation		Residential Inform	nation	Marshall & Swift Cost Approach		(06/2024)
Buildings	256,053	Туре	Single-family Residence	Year/Effective Age	1939/20	
Improvement	98,988	Quality	2.00 - Fair	Base Cost	83.78	
Land/Lot	70,825	Condition	4.00 - Good	Roofing Adj	3.01	
Total	425,866	Base/Total	1,940 / 1,940	Subfloor Adj	10.63	
		Style	100 % - One Story	Heat/Cool Adj	7.52	
		Exterior Wall	100 % - Frame, Stucco	Plumbing Adj	8.35	
		Heating/Cooling	100 % - Warmed & Cooled Air	Basement Adj	52.29	
		Roof Cover	Composition Shingle	Adjusted Cost	165.580	
		Area of Slab	0	RCN (165.580 x 1,940)	321,225	
		Area of Crawl	0	Total Misc Impr	13,491	
		Fixture/Roughin	11 / 0	Garage Cost	0	
		Bed/Bathroom	4 / 1.0	Total RCN	334,716	
		Basement Area	1,940 1,940 Part	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	

Code Description	Quality	Year Dimensions	Units	Cost PD, FD	RCNLD
706 Detached Garage	2.00	1940 20.00 x 20.00	400 sqft	41.77 80.00%, 0.00%	3,342
Approximate value after 0.00% physical, 0.00% functional an	d 10.00% eco	nomic depreciation is 3,008			

**RCNLD** 

Adj. RCNLD

Cost per Sq Ft

**Total Miscellaneous Improvements Value** 

**Total Garages Value** 3,342 Units **Unit Cost** Value Code **Cost Source** Size Year In Depreciation Description WOD Wood Deck MS Residential 224 224 18.86 4,225 0 0.00% RPS Raised Slab Porch with Roof MS Residential 156 0 156 33.03 0.00% 5,153 OSP 528 0 528 Open Slab Porch MS Residential 7.79 0.00% 4,113

### **Date Added Notes**

10/28/2024 Per 2025 review, added the OSP beside house, should have been of	on previously.
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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



2025 Appraisal Property Record Card

Page 4 RECORDCARD 3/19/25 01:50 PM

Date Added	Notes
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.



(8997)

2025 Appraisal Property Record Card

Page 5 RECORDCARD 3/19/25 01:50 PM

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



Seq	Description	Class	Qual	Cond	Year	Eff Age Dimensions	Floor	Roofing	Total Units Valuation Summary	
	FUBL - Farm Utility Building	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
	Building Components								Components Total	C
									Replacement Cost	88,328
									Depr (Phys 80.00%, Func 0.00%)	70,662
									RCNLD	17,666
2	SCM - STEEL CONT, MEDIUM	0	3.00	0.00	2023	0			320 Unit Cost (8.91 x 320)	2,851
	Building Components								Components Total	C
									Replacement Cost	2,851
									Depr (Phys 0.00%, Func 0.00%)	C
									RCNLD	2,851
3	SCM - STEEL CONT, MEDIUM	0	3.00	0.00	2023	0			320 Unit Cost (8.91 x 320)	2,851
	Building Components								Components Total	C
									Replacement Cost	2,851
									Depr (Phys 0.00%, Func 0.00%)	C
									RCNLD	2,851
4	FUBL - Farm Utility Building	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
	Building Components								Components Total	C
									Replacement Cost	79,600
									Depr (Phys 5.00%, Func 0.00%)	3,980
									RCNLD	75,620
									Outbuildings Total	98,988