

BOX BUTTE COUNTY

2025 Real Estate Breakdown Report

Parcel ID 070046921			Legal W1/2; SE1/4 32-25-48 450.63 ACRES S-T-R: 32-25-48 Acres: 450.630			Card File 070046921							
Owner WEST HILLS LAND COMPANY C/O MARK KIMMEL 6305 OTOE RD ALLIANCE, NE 69301						Situs 6305 OTOE ALLIANCE, NE 69301							
County Area	2	MARKET AREA 2 AGLAND	Class Code	01-05-05-03-00-10		Value	Previous	Current					
Neighborhood	450	AG RESIDENTIAL	State GEO	1365-32-0-00000-000-0002		Buildings	491,415	434,164					
Location / Group	6	AG RESIDENTIAL	Cadastral	0000-0000-		Improvement	122,660	86,260					
Valuation / Group	84	AG RESIDENTIAL	Book / Page	/		Land / Lots	668,095	834,643					
District	95	52A 8-6	Sale Date			Total	1,282,170	1,355,067					
School	07-0006		Sale Amount	0									
Irrigation	20	Pivot / Well											
Date Added Notes													
07/22/2024	Per 2025 rural review, no changes made												
05/11/2020	Per 2020 rural review changed HVAC from warm/cool to heat pump & change fixture count from 14 to 12. Whole basement at full finish now. Removed BMF (minimal finish).												
03/14/2016	Updated house information on pick up work. Details on appraisal record.												
01/23/2015	Added pole building with electricity and a/c.												
Tax Year	Growth Type	Description	Amount	Permit No.	Type	Description	Date Open	Date Closed	Amount				
2015	05 Agricultural	ADDED POLE BUILDING	115,070	0002	00 N/A	ADDED 1 SITE ACRE FOR POLE BLDG		01/03/2013	0				
				0001	00 N/A	PICKED UP CHANGES MADE TO HOUSE		01/16/2012	0				
Soil	Use	LCG/LVG	Soil Description	LVG Description	Spot	Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub
1617	IRRG	1A1	KEITH LOAM- 0 TO 1 PERCENT SLOPES	1A1	N		56.820	3,000	170,460	0			
1618	IRRG	1A	KEITH LOAM- 1 TO 3 PERCENT SLOPES	1A	N		77.090	3,000	231,270	0			
1621	IRRG	2A	KEITH LOAM- 3 TO 6 PERCENT SLOPES	2A	N		16.280	3,000	48,840	0			
1809	IRRG	1A	SATANTA FINE SANDY LOAM- 1 TO 3 PERCENT SLOPES	1A	N		10.690	3,000	32,070	0			
1894	IRRG	4A	VALENT LOAMY FINE SAND- 9 TO 20 PERCENT SLOPES	4A	N		18.900	2,200	41,580	0			
5110	IRRG	4A1	ALLIANCE-ROSEBUD LOAMS- 6 TO 11 PERCENT SLOPES	4A1	N		0.630	2,200	1,386	0			
5134	IRRG	3A1	BUSHER-JAYEM LOAMY VERY FINE SANDS- 3 TO 6 PERCENT SLOPES	3A1	N		34.280	2,200	75,416	0			
5143	IRRG	4A	BUSHER-TASSEL LOAMY VERY FINE SANDS- 6 TO 30 PERCENT SLOPES	4A	N		11.820	2,200	26,004	0			
5644	IRRG	3A	JANISE LOAM- DRAINED- 0 TO 3 PERCENT SLOPES	3A	N		26.430	2,200	58,146	0			
							252.940		685,172				
1617	DRY	1D	KEITH LOAM- 0 TO 1 PERCENT SLOPES	1D	N		20.750	940	19,505	0			
1618	DRY	1D	KEITH LOAM- 1 TO 3 PERCENT SLOPES	1D	N		16.350	940	15,369	0			
1621	DRY	2D	KEITH LOAM- 3 TO 6 PERCENT SLOPES	2D	N		2.840	940	2,670	0			
1892	DRY	4D	VALENT LOAMY FINE SAND- 3 TO 9 PERCENT SLOPES	4D	N		6.800	735	4,998	0			
5110	DRY	4D1	ALLIANCE-ROSEBUD LOAMS- 6 TO 11 PERCENT SLOPES	4D1	N		1.170	735	860	0			

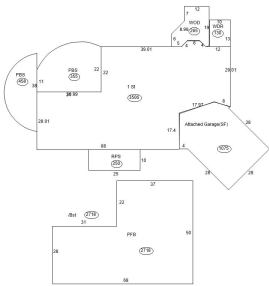
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Soil	Use	LCG/LVG	Soil Description	LVG Description	Spot	Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub
5936	DRY	4D1	CREIGHTON VERY FINE SANDY LOAM- 6 TO 11 PERCENT SLOPES	4D1	N		0.400	735	294	0			
							48.310		43,696				
1189	GRAS	2G	LAS ANIMAS-LISCO VERY FINE SANDY LOAMS- OCCASIONALLY FLOODED	2G	N		5.320	440	2,341	0			
1617	GRAS	4G1	KEITH LOAM- 0 TO 1 PERCENT SLOPES	4G1	N		0.390	440	172	0			
1618	GRAS	4G1	KEITH LOAM- 1 TO 3 PERCENT SLOPES	4G1	N		7.830	440	3,445	0			
1809	GRAS	3G	SATANTA FINE SANDY LOAM- 1 TO 3 PERCENT SLOPES	3G	N		15.290	440	6,728	0			
1892	GRAS	4G1	VALENT LOAMY FINE SAND- 3 TO 9 PERCENT SLOPES	4G1	N		16.370	440	7,203	0			
1894	GRAS	4G1	VALENT LOAMY FINE SAND- 9 TO 20 PERCENT SLOPES	4G1	N		0.490	440	216	0			
3522	GRAS	1G1	LAMO VARIANT LOAM- 0 TO 1 PERCENT SLOPES	1G1	N		9.980	440	4,391	0			
5110	GRAS	3G	ALLIANCE-ROSEBUD LOAMS- 6 TO 11 PERCENT SLOPES	3G	N		8.950	440	3,938	0			
5134	GRAS	4G1	BUSHER-JAYEM LOAMY VERY FINE SANDS- 3 TO 6 PERCENT SLOPES	4G1	N		28.110	440	12,368	0			
5143	GRAS	4G	BUSHER-TASSEL LOAMY VERY FINE SANDS- 6 TO 30 PERCENT SLOPES	4G	N		2.240	440	986	0			
5644	GRAS	4G1	JANISE LOAM- DRAINED- 0 TO 3 PERCENT SLOPES	4G1	N		37.420	440	16,465	0			
5935	GRAS	4G1	CREIGHTON VERY FINE SANDY LOAM- 3 TO 6 PERCENT SLOPES	4G1	N		2.520	440	1,109	0			
5936	GRAS	4G1	CREIGHTON VERY FINE SANDY LOAM- 6 TO 11 PERCENT SLOPES	4G1	N		3.110	440	1,368	0			
							138.020		60,730				
SHLT	SHLT	1011	SHELTERBELT	SHELTERBELT	N		2.600	200	520	0			
802	802	802	RMST2 2 THRU 5	FARM 2-5 ACRES	N		4.000	5,000	20,000	0			
803	803	803	RMST3-REMAINING	FARM REMAIN ACRES	N		1.810	2,500	4,525	0			
800	800	800	HOME SITE	FARM HOMESITE	N		1.000	20,000	20,000	0			
ROAD	ROAD	1500	ROADS	ROAD	N		1.950	0	0	0			
Land Total							450.630	834,643					
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax			
2024	7739	95	491,415	122,660	668,095	1,282,170	0	1,282,170	12,413.56			0	
2023	7720	95	491,415	122,660	661,095	1,275,170	0	1,275,170	18,297.98			0	
2022	7713	95	423,635	122,660	661,095	1,207,390	0	1,207,390	18,260.90			0	
2021	7681	95	423,635	122,660	661,095	1,207,390	0	1,207,390	18,376.36			0	
2020	7715	95	421,615	124,168	661,095	1,206,878	0	1,206,878	18,584.24			0	

Parcel ID070046921OwnerWEST HILLS LAND COMPANYLegalW1/2; SE1/4 32-25-48 450.63 ACRES

Primary ImageSketchSite Plan



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Cadastral ID0000-0000-
PAD Class Code01-05-05-03-00-10
State GEO1365-32-0-00000-000-0002
Owner
WEST HILLS LAND COMPANY
C/O MARK KIMMEL
6305 OTOE RD
ALLIANCE, NE 69301
Situs
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Neighborhood450 - AG RESIDENTIAL
District95 - 52A 8-6
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(3714)

Primary Image



Sketch Image



Property Valuation		Residential Information		Marshall & Swift Cost Approach		(06/2024)
Buildings	434,164	Type	Single-family Residence	Year/Effective Age	2003/5	
Improvement	86,260	Quality	3.50 - Average Plus 0.5	Base Cost	106.92	
Land/Lot	834,643	Condition	5.00 - Very Good	Roofing Adj	4.09	
Total	1,355,067	Base/Total	3,506 / 3,506	Subfloor Adj	14.17	
		Style	100 % - One Story	Heat/Cool Adj	9.49	
		Exterior Wall	100 % - Veneer, Masonry	Plumbing Adj	8.50	
		Heating/Cooling	100 % - Heat Pump	Basement Adj	34.55	
		Roof Cover	Composition Shingle	Adjusted Cost	177,720	
		Area of Slab	0	RCN (177.720 x 3,506)	623,086	
		Area of Crawl	0	Total Misc Impr	27,794	
		Fixture/Roughin	12 / 1	Garage Cost	37,722	
		Bed/Bathroom	4 / 3.0	Total RCN	688,602	
		Basement Area	2,718 2,718 Rec Rm	Depr (Phys 3.00%, Func 0.00%)	20,658	
				Depr Misc Impr	0	
				Total before Econ	667,944	
				Econ Depr 35.00%	233,780	
				RCNLD	434,164	
				Adj. RCNLD	434,164	
				Cost per Sq Ft	123.83	

Code	Description	Quality	Year	Dimensions	Units	Cost	PD, FD	RCNLD
701	Attached Garage	0.00	0		1,075 sqft	35.09	0.00%, 0.00%	37,722
Approximate value after 3.00% physical, 0.00% functional and 35.00% economic depreciation is 23,784								

					Total Garages Value			37,722
Code	Description	Cost Source	Size	Year In	Units	Unit Cost	Depreciation	Value
RPS	Raised Slab Porch with Roof	MS Residential	250	0	250	38.51	0.00%	9,628
PBS	PATIO BLOCK/SAND	MS Residential		0	355	7.15	0.00%	2,538
PBS	PATIO BLOCK/SAND	MS Residential	458	0	458	7.15	0.00%	3,275
WDR	Wood Deck with Roof	MS Residential	130	0	130	51.34	0.00%	6,674
WOD	Wood Deck	MS Residential	265	0	265	21.43	0.00%	5,679
Total Miscellaneous Improvements Value								27,794

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Seq	Description	Class	Qual	Cond	Year	Eff Age	Dimensions	Floor	Roofing	Total Units	Valuation Summary	
1	FUBL - Farm Utility Building Building Components	S	4.00	3.00	2014	11	90 x 59 x 20	Concrete	Metal	5,310	Unit Cost (31.24 x 5,310)	165,884
											Components Total	0
											Replacement Cost	165,884
											Depr (Phys 48.00%, Func 0.00%)	79,624
											RCNLD	86,260
											Outbuildings Total	86,260