

BOX BUTTE COUNTY
2025 Real Estate Breakdown Report

Parcel ID 070222304			Legal PT SW1/4 27-25-48 7.70 ACRES S-T-R: 27-25-48 Acres: 7.700		Card File 070222304 Situs 6180 OTOE ALLIANCE, NE 69301	
Owner BENZEL/JOYCE (LIFE ESTATE ET AL 6180 OTOE RD ALLIANCE, NE 69301						
County Area	2	MARKET AREA 2 AGLAND	Class Code	01-01-05-03-04-06	Value	Previous
Neighborhood	400	RURAL RESIDENTIAL	State GEO	1365-27-0-00000-000-0005	Buildings	150,540
Location / Group	4	RURAL RES2	Cadastral	0000-0000-	Improvement	37,830
Valuation / Group	82	RURAL RES 2	Book / Page	2018 / 0488	Land / Lots	75,675
District	95	52A 8-6	Sale Date	11/09/2017	Total	228,335
School	07-0006		Sale Amount	0		310,665

Date Added	Notes
06/20/2024	2025 rural review. No changes.
02/02/2021	red steel container is Sallows Military Museum
09/18/2020	Per rural review 2020 and no survey, did exterior drive by - Added medium 8 x 40 container (Total of 2 med containers here).
11/26/2019	Changed code on one container, picked up a second container, per Pictometry.
04/23/2018	Form 521 Electronic - Adjustment (Book: 2018 Page: 0488 Ext: Sale Date: 11/09/2017) Adjustment: 0.00 Reason: NONQUALIFIED, TRANSFERRING INTO A LIFE ESTATE.
06/28/2017	Correct acres for site per Steve Benzel. Sent out on board notice.
03/14/2016	SPLIT FROM PARCEL # 070048967 ON 06/14/2005
01/05/2016	UPDATE OUTBUILDING CODES PER RURAL REVIEW 2016. ALSO CHANGED HEAT TO WARM/COOL & SIDING TO CEMENT BOARD LAP PER SURVEY.

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		2.270	2,500	5,675	0			
900	900	900	HMST1-1ST ACRE	RURAL RES HOME	N		1.000	50,000	50,000	0			
ROAD	ROAD	1500	ROADS	ROAD	N		0.430	0	0	0			
Land Total							7.700		75,675				

Sale Date	Book	Page	Extend	Ownership History						Amount
				BENZEL/JOYCE R						0
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2024	566	95	150,540	45,525	32,270	228,335	0	228,335	2,254.68	0
2023	611	95	150,540	45,525	25,270	221,335	0	221,335	3,200.60	0
2022	622	95	129,775	45,525	25,270	200,570	0	200,570	3,055.98	0
2021	579	95	129,775	45,525	25,270	200,570	0	200,570	3,075.38	0
2020	543	95	91,642	46,702	25,270	163,614	0	163,614	2,537.04	0

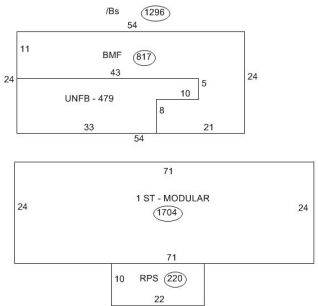
Primary Image

Sketch

Site Plan

BOX BUTTE COUNTY

2025 Appraisal Property Record Card

Parcel ID 070222304 Cadastral ID 0000-0000- PAD Class Code 01-01-05-03-04-06 State GEO 1365-27-0-00000-000-0005 Owner BENZEL/JOYCE (LIFE ESTATE ET AL 6180 OTOE RD ALLIANCE, NE 69301 Situs 6180 OTOE ALLIANCE NE 69301 Neighborhood 400 - RURAL RESIDENTIAL District 95 - 52A 8-6 Legal PT SW1/4 27-25-48 7.70 ACRES	(7053)	Primary Image 	Sketch Image 
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Property Valuation		Residential Information		Marshall & Swift Cost Approach		(06/2024)
Buildings	197,160	Type	Single-family Residence	Year/Effective Age		1974/15
Improvement	37,830	Quality	2.00 - Fair	Base Cost		87.47
Land/Lot	75,675	Condition	4.00 - Good	Roofing Adj	3.01	
Total	310,665	Base/Total	1,704 / 1,704	Subfloor Adj	10.63	
		Style	100 % - One Story	Heat/Cool Adj	7.52	
		Exterior Wall	100 % - Frame, Cement Fiber Siding	Plumbing Adj	9.50	
		Heating/Cooling	100 % - Warmed & Cooled Air	Basement Adj	21.66	
		Roof Cover	Composition Shingle	Adjusted Cost		139,790
		Area of Slab	0	RCN (139.790 x 1,704)		238,202
		Area of Crawl	0	Total Misc Impr		7,941
		Fixture/Roughin	11 / 0	Garage Cost		0
		Bed/Bathroom	3 / 1.0	Total RCN		246,143
		Basement Area	1,296 817 Min	Depr (Phys 11.00%, Func 0.00%)		27,076
				Depr Misc Impr		0
				Total before Econ		219,067
				Econ Depr 10.00%		21,907
				RCNLD		197,160
				Adj. RCNLD		197,160
				Cost per Sq Ft		115.70

Code	Description	Cost Source	Size	Year In	Units	Unit Cost	Depreciation	Value
GLF	Fireplace, Gas - Fair	MS Residential	1	0	1	1143.45	0.00%	1,143
RPS	Raised Slab Porch with Roof	MS Residential	220	2000	220	30.90	0.00%	6,798
Total Miscellaneous Improvements Value								7,941

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Parcel ID070222304(7053)

Cadastral ID0000-0000-

PAD Class Code01-01-05-03-04-06

State GEO1365-27-0-00000-000-0005

Owner

BENZEL/JOYCE (LIFE ESTATE
ET AL
6180 OTOE RD
ALLIANCE, NE 69301

Situs

6180 OTOE ALLIANCE NE 69301

Neighborhood400 - RURAL RESIDENTIAL

District95 - 52A 8-6

Legal

PT SW1/4 27-25-48
7.70 ACRES



Seq	Description	Class	Qual	Cond	Year	Eff Age	Dimensions	Floor	Roofing	Total Units	Valuation Summary	
1	SLNT - Slant Wall Stl Bldg Building Components	D	2.00	2.00	1974		56 60 x 40 x 12	Concrete	Metal	2,400	Unit Cost (9.24 x 2,400) Components Total Replacement Cost Depr (Phys 80.00%, Func 0.00%) RCNLD	22,176 0 22,176 17,741 4,435
2	FLB3 - AVE BIN Building Components	0	1.00	3.00	1980		0 24d x 18h	Concrete		6,540	Unit Cost (0.60 x 6,540) Components Total Replacement Cost Depr (Phys 0.00%, Func 0.00%) RCNLD	3,924 0 3,924 0 3,924
3	FLB3 - AVE BIN Building Components	0	1.00	3.00	1980		0 24d x 18h	Concrete		6,540	Unit Cost (0.60 x 6,540) Components Total Replacement Cost Depr (Phys 0.00%, Func 0.00%) RCNLD	3,924 0 3,924 0 3,924
4	FUBL - Farm Utility Building Building Components	D	3.00	3.00	2005		20 120 x 60 x 16	Dirt	Metal	7,200	Unit Cost (13.32 x 7,200) Components Total Replacement Cost Depr (Phys 80.00%, Func 0.00%) RCNLD	95,904 0 95,904 76,723 19,181

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Parcel ID	070222304	(7053)	Owner	BENZEL/JOYCE (LIFE ESTATE)						Legal	PT SW1/4 27-25-48		7.70 ACRES	
Seq	Description	Class	Qual	Cond	Year	Eff Age	Dimensions	Floor	Roofing	Total Units	Valuation Summary			
5	FUBL - Farm Utility Building Building Components	D	2.00	2.00	1930	105	30 x 24 x 6	Concrete	Metal	720	Unit Cost (24.41 x 720)	17,575		
											Components Total	0		
											Replacement Cost	17,575		
											Depr (Phys 80.00%, Func 0.00%)	14,060		
											RCNLD	3,515		
6	SCM - STEEL CONT,MEDIUM Building Components	0	3.00	0.00	2007	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		
											Outbuildings Total	37,830		