

BOX BUTTE COUNTY  
2025 Real Estate Breakdown Report

Parcel ID 070100136			Legal		Card File 070100136		
Owner CULLAN/CHRISTOPHER D & ANNETTE J 6733 FRANKLIN HEMINGFORD, NE 69348			NE1/4 27-27-49 161.19 ACRES S-T-R: 27-27-49 Acres: 161.190		Situs 6733 FRANKLIN HEMINGFORD, NE 69348		
County Area	2	MARKET AREA 2 AGLAND	Class Code	01-05-05-03-00-10	Value	Previous	Current
Neighborhood	2	00002 MARKET AREA 2 AGLAN	State GEO	1091-27-0-00000-000-0001	Buildings	139,955	139,955
Location / Group	4	RURAL RES2	Cadastral	0000-0000-	Improvement	288,250	288,250
Valuation / Group	82	RURAL RES 2	Book / Page	2014 / 1870	Land / Lots	310,629	419,711
District	30	10-10	Sale Date	12/17/2014			
School	07-0010		Sale Amount	687,500	Total	738,834	847,916

Date Added	Notes												
10/24/2024	Per 2025 Rural Review, no changes. Updated site plan and photos.												
04/14/2022	Change SLRF to SPR												
05/12/2020	Per 2020 rural review, changed bath count from 2 to 3, changed fixtures from 14 to 13, per returned survey. Updated site plan.												
12/02/2019	Removed grain leg, they are considered trade fixtures per Dept of Revenue PAD, therefore personal property.												
03/14/2016	12/18/14(2014-1870) Split 474 acres to 070252386 with residence and bldgs located in the NW1/4. This deed reserves an undivided 1/2 interest in actual production of oil, gas or other minerals to Grantor Cullan Farms. Cullan Farms also reserves use of the existing office bldg and right of first refusal if property is sold.												
03/14/2016	12/23/13(2013-1065) Application for Membership & Agreement for Electrical Service with PREMA for SW1/4 27-27-49.												
03/14/2016	Form 521 Electronic - Adjustment ( Book: 2014 Page: 1870 Ext: Sale Date: 12/17/2014 ) Adjustment: 0.00 Reason: NOT QUAL - TRANSFERRED FROM FAMILY CORP												
09/01/2015	update outbuilding codes per rural review 2016. Add central air to house value. Add concrete slabs around new shop building.												
03/10/2015	Add new outbuilding (FUBL). Owner said 75% was complete as of Jan. 1. I entered the building in as a plain FUBL but we will pick up the additional information for 2016 such as electricity, heat, plumbing, and concrete slabs on the exterior.												
01/20/2015	12/18/14(2014-1870) Split 474 acres to 070252386 with residence and bldgs located in the NW1/4.												
Tax Year	Growth Type	Description	Amount	Permit No.	Type	Description	Date Open	Date Closed	Amount				
2015	05 Agricultural	NEW OUTBUILDING	169,645	0001	00 N/A	APPLIED NEW SOILS, CORRECTED LAND USE		03/08/2010	0				
Soil	Use	LCG/LVG	Soil Description	LVG Description	Spot	Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub
1725	IRRG	1A1	ROSEBUD LOAM- 0 TO 1 PERCENT SLOPES	1A1	N		28.530	3,000	85,590	0			
1726	IRRG	2A	ROSEBUD LOAM- 1 TO 3 PERCENT SLOPES	2A	N		2.030	3,000	6,090	0			
5100	IRRG	1A1	ALLIANCE LOAM- 0 TO 1 PERCENT SLOPES	1A1	N		82.880	3,000	248,640	0			
							113.440		340,320				
1725	DRY	1D	ROSEBUD LOAM- 0 TO 1 PERCENT SLOPES	1D	N		6.230	940	5,856	0			
1726	DRY	2D	ROSEBUD LOAM- 1 TO 3 PERCENT SLOPES	2D	N		4.650	940	4,371	0			
5100	DRY	1D	ALLIANCE LOAM- 0 TO 1 PERCENT SLOPES	1D	N		18.410	940	17,305	0			
5101	DRY	1D	ALLIANCE LOAM- 1 TO 3 PERCENT SLOPES	1D	N		1.470	940	1,382	0			
5625	DRY	2D1	DUROC LOAM- OCCASIONALLY FLOODED	2D1	N		2.050	940	1,927	0			
							32.810		30,841				
SHLT	SHLT	1011	SHELTERBELT	SHELTERBELT	N		2.750	200	550	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		3.200	2,500	8,000	0			
800	800	800	HOME SITE	FARM HOMESITE	N		1.000	20,000	20,000	0			

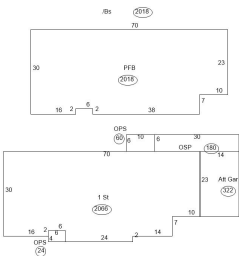
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2025 Real Estate Breakdown Report

Parcel ID	070100136			Owner	CULLAN/CHRISTOPHER D & ANNETTE J			Legal	NE1/4 27-27-49			161.19 ACRES	
Soil	Use	LCG/LVG	Soil Description	LVG Description	Spot	Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub
ROAD	ROAD	1500	ROADS	ROAD	N		3.990	0	0	0			
Land Total								161.190	419,711				

Sale Date	Book	Page	Extend	Ownership History	Amount
03/07/2003	92	186		CULLAN/HARRY & LORENE CULLAN FARMS INC	600,000 0

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2024	1426	30	139,955	288,250	310,629	738,834	0	738,834	6,951.44	0
2023	1445	30	139,955	288,250	303,629	731,834	0	731,834	9,564.98	0
2022	1469	30	133,545	288,250	303,629	725,424	0	725,424	9,793.08	0
2021	1402	30	133,545	288,250	303,629	725,424	0	725,424	9,781.90	0
2020	1396	30	157,659	306,308	303,629	767,596	0	767,596	10,188.38	0

Primary Image			Sketch			Site Plan		
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# BOX BUTTE COUNTY

## 2025 Appraisal Property Record Card

<b>Parcel ID</b> 070100136 <b>Cadastral ID</b> 0000-0000- <b>PAD Class Code</b> 01-05-05-03-00-10 <b>State GEO</b> 1091-27-0-00000-000-0001 <b>Owner</b> CULLAN/CHRISTOPHER D & ANNETTE J 6733 FRANKLIN HEMINGFORD, NE 69348 <b>Situs</b> 6733 FRANKLIN HEMINGFORD NE 69348 <b>Neighborhood</b> 2 - 00002 MARKET AREA 2 AGLAN <b>District</b> 30 - 10-10 <b>Legal</b> NE1/4 27-27-49 161.19 ACRES	(6672)	<b>Primary Image</b> 	<b>Sketch Image</b> 					
<b>Property Valuation</b> <b>Buildings</b> 85,510 <b>Improvement</b> 390,518 <b>Land/Lot</b> 419,711 <b>Total</b> 895,739	<b>Residential Information</b> <b>Type</b> Single-family Residence <b>Quality</b> 3.00 - Average <b>Condition</b> 4.00 - Good <b>Base/Total</b> 2,066 / 2,066 <b>Style</b> 100 % - One Story <b>Exterior Wall</b> 100 % - Veneer, Masonry <b>Heating/Cooling</b> 50 % - Baseboard, Hot Water 50 % - Warmed & Cooled Air <b>Roof Cover</b> Composition Shingle <b>Area of Slab</b> 0 <b>Area of Crawl</b> 0 <b>Fixture/Roughin</b> 13 / 0 <b>Bed/Bathroom</b> 3 / 3.0 <b>Basement Area</b> 2,018 2,018 Part	<b>Marshall &amp; Swift Cost Approach (06/2024)</b> <b>Year/Effective Age</b> 1952/66 <b>Base Cost</b> 103.49 <b>Roofing Adj</b> 3.59 <b>Subfloor Adj</b> 11.63 <b>Heat/Cool Adj</b> 7.91 <b>Plumbing Adj</b> 11.65 <b>Basement Adj</b> 56.95 <b>Adjusted Cost</b> 195.220 <b>RCN (195.220 x 2,066)</b> 403,325 <b>Total Misc Impr</b> 11,184 <b>Garage Cost</b> 13,041 <b>Total RCN</b> 427,550 <b>Depr (Phys 80.00%, Func 0.00%)</b> 342,040 <b>Depr Misc Impr</b> 0 <b>RCNLD</b> 85,510 <b>Adj. RCNLD</b> 85,510 <b>Cost per Sq Ft</b> 41.39						
<b>Code Description</b> 701 Attached Garage Approximate value after 80.00% physical, 0.00% functional and 0.00% economic depreciation is 2,608	<b>Quality</b> 0.00 <b>Year</b> 0	<b>Dimensions</b> 322 sqft	<b>Units</b> 40.50 0.00%, 0.00%	<b>Cost PD, FD</b> 13,041	<b>RCNLD</b> 13,041			
<b>Total Garages Value</b> 13,041								
<b>Code</b> OPS D2FP OSP	<b>Description</b> Open Porch Steps Double 2-Story Fireplace Open Slab Porch	<b>Cost Source</b> MS Residential MS Residential MS Residential	<b>Size</b> 60 1 180	<b>Year In</b> 0 0 0	<b>Units</b> 60 1 180	<b>Unit Cost</b> 22.98 8212.31 8.85	<b>Depreciation</b> 0.00% 0.00% 0.00%	<b>Value</b> 1,379 8,212 1,593
<b>Total Miscellaneous Improvements Value</b> 11,184								
<b>Date Added Notes</b> 10/24/2024 Per 2025 Rural Review, no changes. Updated site plan and photos. 04/14/2022 Change SLRF to SPR 05/12/2020 Per 2020 rural review, changed bath count from 2 to 3, changed fixtures from 14 to 13, per returned survey. Updated site plan. 12/02/2019 Removed grain leg, they are considered trade fixtures per Dept of Revenue PAD, therefore personal property. 03/14/2016 12/18/14(2014-1870) Split 474 acres to 070252386 with residence and bldgs located in the NW1/4. This deed reserves an undivided 1/2 interest in actual production of oil, gas or other minerals to Grantor Cullan Farms. Cullan Farms also reserves use of the existing office bldg and right of first refusal if property is sold. 03/14/2016 12/23/13(2013-1065) Application for Membership & Agreement for Electrical Service with PREMA for SW1/4 27-27-49. 03/14/2016 Form 521 Electronic - Adjustment ( Book: 2014 Page: 1870 Ext: Sale Date: 12/17/2014 ) Adjustment: 0.00 Reason: NOT QUAL - TRANSFERRED FROM FAMILY CORP								

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Parcel ID070100136(6672)

Cadastral ID0000-0000-

PAD Class Code01-05-05-03-00-10

State GEO1091-27-0-00000-000-0001

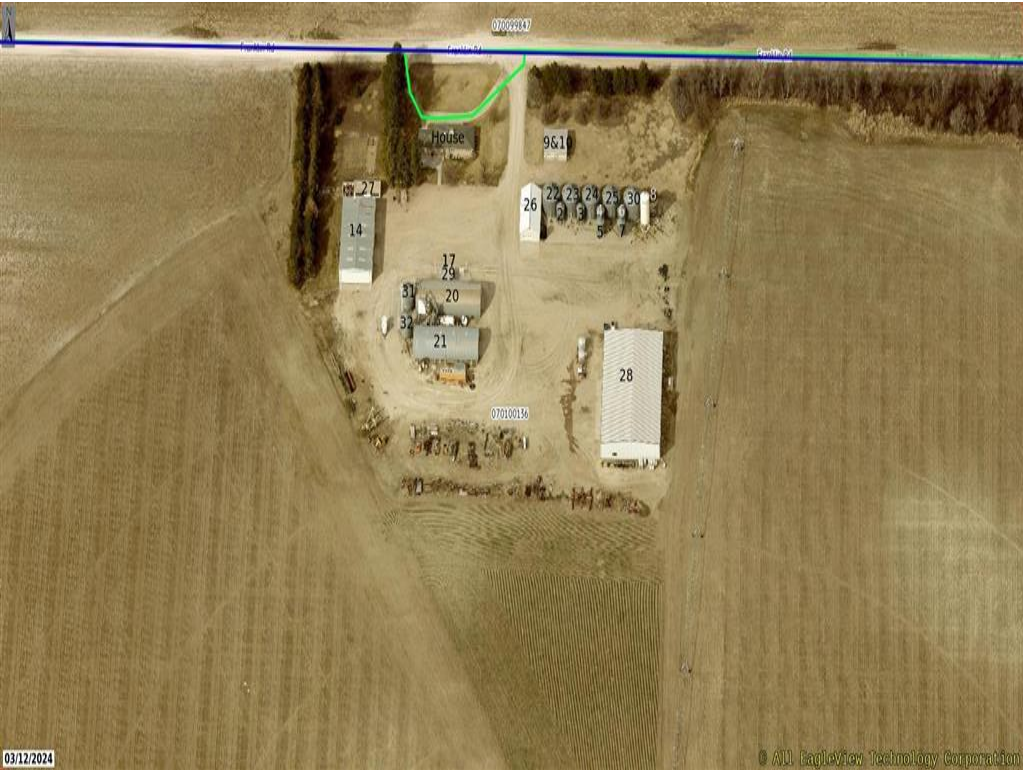
Owner  
CULLAN/CHRISTOPHER D & ANNETTE J  
6733 FRANKLIN  
HEMINGFORD, NE 69348

Situs  
6733 FRANKLIN HEMINGFORD NE 69348

Neighborhood2 - 00002 MARKET AREA 2 AGLAN

District30 - 10-10

Legal  
NE1/4 27-27-49  
161.19 ACRES



Seq	Description	Class	Qual	Cond	Year	Eff Age	Dimensions	Floor	Roofing	Total Units	Valuation Summary	
2	FLB3 - AVE BIN Building Components	0	1.00	3.00	1978	0	12d x 15h	Base		1,544	Unit Cost (0.30 x 1,544) Components Total Replacement Cost Depr (Phys 0.00%, Func 0.00%) RCNLD	463 0 463 0 463
3	FLB3 - AVE BIN Building Components	0	1.00	3.00	1978	0	12d x 15h	Base		1,544	Unit Cost (0.30 x 1,544) Components Total Replacement Cost Depr (Phys 0.00%, Func 0.00%) RCNLD	463 0 463 0 463
4	FLB3 - AVE BIN Building Components	0	1.00	3.00	1978	0	12d x 15h	Base		1,453	Unit Cost (0.30 x 1,453) Components Total Replacement Cost Depr (Phys 0.00%, Func 0.00%) RCNLD	436 0 436 0 436
5	FLB3 - AVE BIN Building Components	0	1.00	3.00	1978	0	12d x 15h	Base		1,453	Unit Cost (0.30 x 1,453) Components Total Replacement Cost Depr (Phys 0.00%, Func 0.00%) RCNLD	436 0 436 0 436

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Seq	Description	Class	Qual	Cond	Year	Eff Age	Dimensions	Floor	Roofing	Total Units	Valuation Summary		
6	FLB3 - AVE BIN Building Components	0	2.00	3.00	1982	0	12d x 15h	Base		1,544	Unit Cost (0.30 x 1,544)	463	
											Components Total	0	
											Replacement Cost	463	
											Depr (Phys 0.00%, Func 0.00%)	0	
											RCNLD	463	
7	FLB3 - AVE BIN Building Components	0	2.00	3.00	1982	0	20d x 21h	Base		4,037	Unit Cost (0.30 x 4,037)	1,211	
											Components Total	0	
											Replacement Cost	1,211	
											Depr (Phys 0.00%, Func 0.00%)	0	
											RCNLD	1,211	
8	STBW - Steel Tank, Bolted, Water Building Components	D	2.00	3.00	1980	45	20 x 20 x 16			37,599	Unit Cost (1.57 x 37,599)	59,030	
											Components Total	0	
											Replacement Cost	59,030	
											Depr (Phys 80.00%, Func 0.00%)	47,224	
											RCNLD	11,806	
9	TOOL - Tool Shed Building Components	D	3.00	3.00	2007	18	36 x 28 x 8	Concrete	Metal	1,008	Unit Cost (17.40 x 1,008)	17,539	
											Components Total	0	
											Replacement Cost	17,539	
											Depr (Phys 14.00%, Func 0.00%)	2,455	
											RCNLD	15,084	
10	SPR - Slab Porch with Roof Building Components	0	3.00	3.00	2007	18	36 x 4 x 8			144	Unit Cost (26.93 x 144)	3,878	
											Components Total	0	
											Replacement Cost	3,878	
											Depr (Phys 16.00%, Func 0.00%)	620	
											RCNLD	3,258	
14	FUBL - Farm Utility Building Building Components	D	3.00	3.00	1978	47	100 x 50 x 14	Concrete	Metal	5,000	Unit Cost (16.61 x 5,000)	83,050	
											Components Total	0	
											Replacement Cost	83,050	
											Depr (Phys 76.00%, Func 0.00%)	63,118	
											RCNLD	19,932	
17	SCSP - Scale, Truck, Steel Platform Building Components		3.00	3.00	1982	43	1 x 20 x 0			1	Unit Cost (52,250.00 x 1)	52,250	
											Components Total	0	
											Replacement Cost	52,250	
											Depr (Phys 68.00%, Func 0.00%)	35,530	
											RCNLD	16,720	
19	PAVC - Paving, Concrete 4 - 6 Inch. Building Components	D	3.00	0.00	0	0	22 x 12 x 0			264	Unit Cost (2.42 x 264)	639	
											Components Total	0	
											Replacement Cost	639	
											Depr (Phys 80.00%, Func 0.00%)	511	
											RCNLD	128	
20	FUQN - Farm Utility Arch-rib, Quon. Building Components	H	3.00	3.00	1948	77	100 x 40 x 0			4,000	Unit Cost (14.21 x 4,000)	56,840	
											Components Total	0	
											Replacement Cost	56,840	
											Depr (Phys 80.00%, Func 0.00%)	45,472	
											RCNLD	11,368	
21	FUQN - Farm Utility Arch-rib, Quon. Building Components	H	3.00	3.00	1958	67	100 x 40 x 0			4,000	Unit Cost (14.21 x 4,000)	56,840	
											Components Total	0	
											Replacement Cost	56,840	
											Depr (Phys 80.00%, Func 0.00%)	45,472	
											RCNLD	11,368	



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Seq	Description	Class	Qual	Cond	Year	Eff	Age	Dimensions	Floor	Roofing	Total Units	Valuation Summary		
22	FLB3 - AVE BIN Building Components	0	2.00	3.00	1978	0	28d	x 21h			10,386	Unit Cost (0.30 x 10,386)	3,116	
												Components Total	0	
												Replacement Cost	3,116	
												Depr (Phys 0.00%, Func 0.00%)	0	
												RCNLD	3,116	
23	FLB3 - AVE BIN Building Components	0	2.00	3.00	1978	0	28d	x 21h			10,386	Unit Cost (0.30 x 10,386)	3,116	
												Components Total	0	
												Replacement Cost	3,116	
												Depr (Phys 0.00%, Func 0.00%)	0	
												RCNLD	3,116	
24	FLB3 - AVE BIN Building Components	0	2.00	3.00	1982	0	28d	x 21h			10,386	Unit Cost (0.30 x 10,386)	3,116	
												Components Total	0	
												Replacement Cost	3,116	
												Depr (Phys 0.00%, Func 0.00%)	0	
												RCNLD	3,116	
25	FLB3 - AVE BIN Building Components	0	2.00	3.00	1982	0	28d	x 21h			10,386	Unit Cost (0.30 x 10,386)	3,116	
												Components Total	0	
												Replacement Cost	3,116	
												Depr (Phys 0.00%, Func 0.00%)	0	
												RCNLD	3,116	
26	FUBL - Farm Utility Building Building Components	D	3.00	3.00	1979	46	60 x 30 x 10		Concrete	Metal	1,800	Unit Cost (17.90 x 1,800)	32,220	
												Components Total	0	
												Replacement Cost	32,220	
												Depr (Phys 74.00%, Func 0.00%)	23,843	
												RCNLD	8,377	
27	FUSL - Farm Utility Shelter Building Components	D	3.00	2.00	1980	50	40 x 17 x 6		Concrete	Metal	680	Unit Cost (5.08 x 680)	3,454	
												Components Total	0	
												Replacement Cost	3,454	
												Depr (Phys 79.00%, Func 0.00%)	2,729	
												RCNLD	725	
28	FIBL - Farm Implement Building Building Components	D	3.00	3.00	2014	11	153 x 90 x 20		Concrete	Metal	13,770	Unit Cost (20.87 x 13,770)	287,380	
												Components Total	0	
												Replacement Cost	287,380	
												Depr (Phys 7.00%, Func 0.00%)	20,117	
												RCNLD	267,263	
29	PFSS - Prefabricated Storage Shed Building Components	D	3.00	3.00	1980	45	24 x 15 x 8		Concrete	Metal	360	Unit Cost (15.01 x 360)	5,404	
												Components Total	0	
												Replacement Cost	5,404	
												Depr (Phys 72.00%, Func 0.00%)	3,891	
												RCNLD	1,513	
30	FLB3 - AVE BIN Building Components	0	3.00	2.00	1984	45	32d	x 16h	Concrete		15,000	Unit Cost (0.30 x 15,000)	4,500	
												Components Total	0	
												Replacement Cost	4,500	
												Depr (Phys 0.00%, Func 0.00%)	0	
												RCNLD	4,500	
31	FLB3 - AVE BIN Building Components	0	3.00	0.00	1982	0	34d	x 18h			2,600	Unit Cost (0.30 x 2,600)	780	
												Components Total	0	
												Replacement Cost	780	
												Depr (Phys 0.00%, Func 0.00%)	0	
												RCNLD	780	

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32	FLB3 - AVE BIN Building Components	0	3.00	0.00	1982	0	34d x 18h			2,600	Unit Cost (0.30 x 2,600)	780
											Components Total	0
											Replacement Cost	780
											Depr (Phys 0.00%, Func 0.00%)	0
											RCNLD	780
33	PAVC - Paving, Concrete 4 - 6 Inch. Building Components	0	3.00	3.00	2014	11				2,024	Unit Cost (2.42 x 2,024)	4,898
											Components Total	0
											Replacement Cost	4,898
											Depr (Phys 80.00%, Func 0.00%)	3,918
											RCNLD	980
											Outbuildings Total	390,518