

BOX BUTTE COUNTY
2025 Real Estate Breakdown Report

Parcel ID 070073120 Owner FURMAN/THOMAS PO BOX 340 ALLIANCE, NE 69301				Legal #NE1/4 23-25-47 148.67 ACRES S-T-R: 23-25-47 Acres: 148.670				Card File 070073120 Situs					
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	1363-23-0-00000-000-0001			Buildings	0		0		
Location / Group	0	N/A		Cadastral	0000-0000-			Improvement	3,316		3,316		
Valuation / Group	0	N/A		Book / Page	2024 / 00677			Land / Lots	53,430		65,298		
District	95	52A 8-6		Sale Date	06/28/2024			Total	56,746		68,614		
School	07-0006			Sale Amount	0								
Date Added	Notes												
08/12/2024	Per 2025 Rural Review, no changes. Updated site plan. Private drive so new picture from aerial.												
08/05/2024	Form 521 Electronic - Comments (Book: 2024 Page: 00677 Ext: Sale Date: 06/28/2024) Comment: 070250936 070073228 070175764 070177694 070015295 070073120 070072876 070214093												
08/05/2024	Form 521 Electronic - Adjustment (Book: 2024 Page: 00677 Ext: Sale Date: 06/28/2024) Adjustment: 0.00 Reason: Non-qualified, remove wife per court decree												
02/15/2024	Per 2025 rural review, per discussion with owner Tom, changed the carport to a 3 sided shed. This has only 3 sides, it is old beat up metal on some poles holding it together enough to cover grain/feed to keep dry.												
09/15/2021	2021 change finder, picked up carport missed from back in 2016, and picked up new container												
03/14/2016	REMOVED SHED VALUE PER BOE 10/03/2011~												
03/14/2016	Property Protests - Determination (Date: 07/07/2015 Number: 50) ACCEPT THE TESTIMONY THE ASSESSOR PRESENTED WHICH INDICATES NO CHANGE TO THE 2015 VALUATION AT THIS TIME - Dwelling: 0 Outbuild: 0 Land/Lot: 53,003												
03/14/2016	AVERAGED LAND VALUE PER B OF E 2001												
03/14/2016	SPLIT TO PARCEL # 070250936 ON 05/17/2004												
Tax Year	Growth Type	Description			Amount	Permit No.	Type	Description	Date Open	Date Closed	Amount		
2022	01 Single Family	CARPORT & CONTAINER			8,505	2	00 N/A	ROLL VALUE CHG TO IMPROVED	09/15/2021	11/29/2021	0		
						0001	00 N/A	CORRECTED LAND USE		01/21/2011	0		
Soil	Use	LCG/LVG	Soil Description	LVG Description	Spot	Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub
1547	GRAS	4G1	DAILEY LOAMY SAND- 0 TO 3 PERCENT SLOPES	4G1	N		0.360	440	158	0			
1548	GRAS	4G1	DAILEY LOAMY SAND- 3 TO 9 PERCENT SLOPES	4G1	N		8.250	440	3,630	0			
4793	GRAS	3G	VALENTINE FINE SAND- 3 TO 9 PERCENT SLOPES- DRY	3G	N		46.710	440	20,552	0			
4801	GRAS	4G	VALENTINE FINE SAND- HILLY- 24 TO 60 PERCENT SLOPES- DRY	4G	N		20.110	440	8,848	0			
4808	GRAS	4G1	VALENTINE FINE SAND- ROLLING- 9 TO 24 PERCENT SLOPES- DRY	4G1	N		66.360	440	29,198	0			
5644	GRAS	4G1	JANISE LOAM- DRAINED- 0 TO 3 PERCENT SLOPES	4G1	N		1.660	440	730	0			
5965	GRAS	3G	JAYEM FINE SANDY LOAM- 0 TO 3 PERCENT SLOPES	3G	N		4.130	440	1,817	0			
5966	GRAS	3G	JAYEM FINE SANDY LOAM- 3 TO 6 PERCENT SLOPES	3G	N		0.830	440	365	0			
							148.410		65,298				
ROAD	ROAD	1500	ROADS	ROAD	N		0.260	0	0	0			
Land Total							148.670		65,298				
Sale Date	Book	Page	Extend	Ownership History							Amount		
08/18/2011	99	020		FURMAN/JAMES W & PENNY L							93,322		
05/18/2009	97	374		TAYLOR/MELVA J							179,672		
				FURMAN/THOMAS J & STEPHANIE							0		

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Parcel ID 070073120			Owner FURMAN/THOMAS				Legal	#NE1/4 23-25-47	148.67 ACRES	
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2024	2252	95	0	3,316	53,430	56,746	0	56,746	527.22	0
2023	2290	95	5,655	2,850	53,430	61,935	0	61,935	883.70	0
2022	2334	95	5,655	2,850	53,430	61,935	0	61,935	932.28	0
2021	2296	95	0	0	53,430	53,430	0	53,430	807.76	0
2020	2297	95	0	0	53,430	53,430	0	53,430	817.58	0

Primary Image

Sketch

Site Plan



BOX BUTTE COUNTY

2025 Appraisal Property Record Card

Parcel ID 070073120 Cadastral ID 0000-0000- PAD Class Code 01-05-05-03-00-10 State GEO 1363-23-0-00000-000-0001 Owner FURMAN/THOMAS PO BOX 340 ALLIANCE, NE 69301 Situs Neighborhood 2 - 00002 MARKET AREA 2 AGLAN District 95 - 52A 8-6 Legal #NE1/4 23-25-47 148.67 ACRES	(4081)	Primary Image	Sketch Image
Property Valuation		Residential Information	
Buildings 0 Improvement 3,261 Land/Lot 65,298 Total 68,559	Type Quality .00 - Condition .00 - Base/Total 0 / 0 Area of Slab 0 Area of Crawl 0 Fixture/Roughin 0 / 0 Bed/Bathroom 0 / 0.0 Basement Area 0	Marshall & Swift Cost Approach (06/2024) Year/Effective Age 0/0 Base Cost 0.00 Roofing Adj 0.00 Subfloor Adj 0.00 Heat/Cool Adj 0.00 Plumbing Adj 0.00 Basement Adj 0.00 Adjusted Cost 0.000 RCN (0.000 x 0) 0 Total Misc Impr 0 Garage Cost 0 Total RCN 0 Depr (Phys 0.00%, Func 0.00%) 0 Depr Misc Impr 0 RCNLD 0	
Date Added Notes			
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Parcel ID

Cadastral ID

PAD Class Code

State GEO

Owner

Situs

Neighborhood

District

Legal

070073120

0000-0000-

01-05-05-03-00-10

1363-23-0-00000-000-0001

FURMAN/THOMAS
PO BOX 340
ALLIANCE, NE 69301

2 - 00002 MARKET AREA 2 AGLAN

95 - 52A 8-6

#NE1/4 23-25-47
148.67 ACRES

(4081)



Seq	Description	Class	Qual	Cond	Year	Eff Age	Dimensions	Floor	Roofing	Total Units	Valuation Summary	
1	SCM - STEEL CONT,MEDIUM Building Components		3.00	0.00	2020	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
2	3MS - 3 Sided Shed Building Components	1	1.00	1.00	2016	5	25 x 20 x 12	Dirt	Metal	500	Unit Cost (1.00 x 500)	500
											Components Total	0
											Replacement Cost	500
											Depr (Phys 18.00%, Func 0.00%)	90
											RCNLD	410
											Outbuildings Total	3,261