

Roll: 748230104  
 Legal: NE-23-48-7-4  
 Address: 483064 Range Road 71

# 11.96 ACRE YARDSITE REMOVED FROM TITLE



Land Area: 157.98 Acres  
 Subdivision: Rural  
 Zoning: Agricultural (A)  
 Actual Use: Farmland / Non-Intensive

Market Land Valuation

Site Area: 3.00 Acres

Asmt	Code	Value
101	70%	63,000
202	30%	27,000

Farmland Valuation

Agroclimatic Zone: 15 2H-NE

Soil Group	Area	Rating
12 TBk	48.00 Acres	40.0%
12 TBk	44.00 Acres	28.6%
80 Pasture	62.98 Acres	19.0%

Total Area: 154.98 Acres

Asmt	Code	Value
151	100%	14,700

Improvement Valuation

		Floor Area	Built	Asmt	Code	Value
Basement	Manufactured Home - Double	1,495 Sq Feet	1979	101	100%	70,900
Detached	Garage	447 Sq Feet	1998	903	80%	16,480
				101	20%	4,120
Detached	Garage	900 Sq Feet	2023	101	100%	42,200

Marshall & Swift

		Area (Ft2)	Built	Asmt	Code	Value
Main Level & Conc. Slab	Slaughter/Butcher Bldg(42x60x18)	2,520 Sq Feet	1990	202	75%	86,400
				903	10%	11,520
				101	15%	17,280
Main Level & Conc. Slab	Animal Holding Building(28x48x8)	1,344 Sq Feet	2020	202	100%	23,700
Hand Calculated	Refrigerating Equipment	0 Sq Feet	2010	202	100%	44,800

Assessment Totals

Tax Status	Code	Description	Land	Improvement	Other	Assessment
T	101	Farm Res/Site	63,000	119,800	0	182,800
	151	Farmland	14,700	0	0	14,700
	202 *	Improved Commercial	27,000	154,900	0	181,900
		<b>Totals For 2024 Taxable</b>	<b>104,700</b>	<b>274,700</b>	<b>0</b>	<b>379,400</b>
E	901	Rural Res. Exemption	0	14,700	0	14,700
	903	Farm Bldg (Exempt)	0	28,000	0	28,000
		<b>Totals For 2024 Exempt</b>	<b>0</b>	<b>42,700</b>	<b>0</b>	<b>42,700</b>
		<b>Grand Totals For 2024</b>	<b>104,700</b>	<b>317,400</b>	<b>0</b>	<b>422,100</b>

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