

SE1/4 S OF RR & S1/2 OF SW1/4
EX 2.5 AC TO CEMETERY & EX
PART OF A 5 AC PRCL DESC IN

SORENSEN GARY
1400 WEST 22ND STREET
KEARNEY, NE 68845

2026

14-3S-15-00180-002



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 3											
																		VALUATION BY STANDARD											
																		Tax Group: 3 Tax Dist:											
																		BUILDING MARKET VALUE 0											
																		TOTAL MARKET OB/XF VALUE 3,000											
																		TOTAL LAND VALUE - MARKET 851,805											
																		TOTAL MARKET VALUE 52,397											
																		SOH/AGL Deduction 1,170											
																		ASSESSED VALUE 51,227											
																		TOTAL EXEMPTION VALUE 0											
																		BASE TAXABLE VALUE 51,227											
TOTAL JUST VALUE 854,805																													
NCON VALUE 0																													
INCOME VALUE																													
PREVIOUS YEAR MKT VALUE 854,805																													
SALE:2:1: ALSO PARCELS 00179 & 00185																													
PERMIT NUM DESCRIPTION AMT ISSUED																													
40991 M H 12/08/2020																													
SALES DATA																													
OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE																													
1367/0488 8/22/2018 WD U V 12 951,800																													
GRANTOR: BARRY & LURONDA JOYE																													
GRANTEE: GARY SORENSEN																													
0824/1217 7/01/1996 WD U V 35 930,000																													
GRANTOR: ROBERT COOIL																													
GRANTEE: BARRY & LURONDA JOY																													
BUILDING NOTES																													
BUILDING DIMENSIONS																													
TOTALS																													
10149 W US HIGHWAY 90 , LAKE CITY																													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/16/2023 MLU																													
EXTRA FEATURES																													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES												
1	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	9910	M	MKT . VAL . AG	0		A-1	0.00	0.00	189.29	AC		1.00	1.00	1.00	4,500.00	4,500.00	851,805												
2	5700	A	TIMBER 4	0		A-1	0.00	0.00	68.00	AC		1.00	1.00	1.00	227.00	227.00	15,436												
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	121.29	AC		1.00	1.00	1.00	280.00	280.00	33,961												
REVIEW DATE 01/27/2023 BY KS																													
Total Acres: 189.29 Total Land Value: 49,397																													
Market: 851,805 Agricultural: 49,397 Common: 0																													
PRINTED 11/21/2025 BY SYS																													