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

2027

14-3S-15-00180-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	14315.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

10149 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

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	987
ASSESSED VALUE	51,410
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	51,410
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

EXTRA FEATURES

LN	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

TOTAL OB/XF 3,000

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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 11/16/2026 BY SYS