

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	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 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																			
																				SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN 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																			
DOR CODE 6200 PASTURE CLS33										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/16/2023 MLU																			
MAP NUM MKT AREA 01										10149 W US HIGHWAY 90 , LAKE CITY																													
NEIGHBORHOOD/LOC 14315.00 1.00/																																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
						TOTALS																																	
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 06/22/2026 BY SYS			