

E1/2 OF NE1/4 & NW1/4 OF NE1/4 &  
 SW1/4 EX 10.01 AC DESC ORB 1050-  
 AC DESC ORB 1086-442 & EX 100 AC

SORENSEN GARY  
 1400 WEST 22ND STREET  
 KEARNEY, NE 68845

**2026**

23-3S-15-00185-000  


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 7,000 TOTAL LAND VALUE - MARKET 934,380 TOTAL MARKET VALUE 71,739 SOH/AGL Deduction 0 ASSESSED VALUE 71,739 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 71,739 TOTAL JUST VALUE 941,380 NCON VALUE 7,000 INCOME VALUE PREVIOUS YEAR MKT VALUE 934,380											
																				SALE:2:1: ALSO PARCELS 00179 & 00180 SALE:1:1: MULTI PARCEL DEED											
																				PERMIT NUM DESCRIPTION AMT ISSUED 000052810 Mobile Home 08/03/2025											
																				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											
DOR CODE 6200 PASTURE CLS33										MAP NUM MKT AREA 01										NEIGHBORHOOD/LOC 23315.00 1.00/											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS										10143 W US HWY 90, LAKE CITY										BLD DATE LGL DATE 05/16/2023 MLU XF DATE LAND DATE INC DATE AG DATE											
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	9945	Well/Sept	0 0	0 0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000																	
LAND DESCRIPTION																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	6200	A	PASTURE 3	0		A-1	0.00	0.00	167.64	AC		1.00	1.00	1.00	280.00	280.00	46,939														
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	40.00	AC		1.00	1.00	1.00	445.00	445.00	17,800														
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	207.64	AC		1.00	1.00	1.00	4,500.00	4,500.00	934,380														
REVIEW DATE 10/08/2025 BY randa11 Total Acres: 207.64 Total Land Value: 64,739 Market: 934,380 Agricultural: 64,739 Common: 0 PRINTED 05/08/2026 BY SYS																															