

COMM AT NW COR OF SW1/4, RUN E 4
 FOR POB, E 1267.99 FT, S 816.48
 S 467.17 FT, W 1570.85 FT, N 128

SORENSEN GARY/SORENSEN KAYE
 5100 30TH AVE
 KEARNEY, NE 68845

2026

23-3S-15-00185-002



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 0 TOTAL LAND VALUE - MARKET 182,565 TOTAL MARKET VALUE 11,400 SOH/AGL Deduction 0 ASSESSED VALUE 11,400 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 11,400 TOTAL JUST VALUE 182,565 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 121,710																			
DOR CODE		5600 TIMBERLAND 70-79																		PERMIT NUM				DESCRIPTION				AMT		ISSUED									
MAP NUM		01																																					
NEIGHBORHOOD/LOC		23315.00 1.00/																		SALES DATA																			
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE												OFF RECORD Number		DATE		TYPE INST		Q / V / I /		RSN CD		SALE PRICE							
																						1086/0442		5/25/2006		WD U		V		09		800,000							
																				GRANTOR: JOYE										GRANTEE: SORENSEN									
																				BLD DATE										LGL DATE									
																				XF DATE										LAND DATE									
																				INC DATE										AG DATE									
TOTALS																				BUILDING NOTES																			
EXTRA FEATURES																				BUILDING DIMENSIONS																			
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																							
																	TOTAL OB/XF 0																						

LAND DESCRIPTION										TOTAL OB/XF														
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	5600	A	TIMBER 3	0		A-1	0.00	0.00	40.57	AC		1.00	1.00	1.00	281.00	281.00	11,400							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	40.57	AC		1.00	1.00	1.00	4,500.00	4,500.00	182,565							