

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											
																				PERMIT NUM DESCRIPTION AMT ISSUED											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1086/0442 5/25/2006 WD U V 09 800,000 GRANTOR: JOYE GRANTEE: SORENSEN											
																				BUILDING NOTES											
																				BUILDING DIMENSIONS											
TOTALS										BLD DATE XF DATE INC DATE										LGL DATE LAND 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															
																	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														
REVIEW DATE 02/01/2023 BY ks Total Acres: 40.57 Total Land Value: 11,400 Market: 182,565 Agricultural: 11,400 Common: 0 PRINTED 06/23/2026 BY SYS																															