

JEFFERSON COUNTY
Real Estate Breakdown Report

Parcel ID 480132208 Owner ROKER/HENRY A 56910 714 RD FAIRBURY, NE 68352	Legal FR SE 1/4 SE 1/4 (5.42 A) SEC 17-2-3 10 S8 F8 1B A S-T-R: 17-02-03 Acres: 5.420	Card File 480132208 Situs 71105 572 AVE FAIRBURY, NE 68352
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County Area 2 Area 2 Neighborhood 0 N/A Location / Group 12 RURAL District 85 10 S8 F8 1B A School 48-0008 0 0	Class Code 01-01-05-03-00-06 State GEO 4397-17-4-00000-000-0001 Cadastral 2-91--4500 Book / Page 39 / 185 Sale Date 11/21/2016 Sale Amount 0	Value Buildings 142,145 Improvement 0 Land / Lot 22,421 Total 164,566	Current 142,390 0 34,923 177,313
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Date Added	Notes
12/19/2016	12/19/2016 LAND SUBDIVISION PARCEL 480132208 & 480054452
12/05/2016	2/5/2016 ran gis for 2017 * application for land subdivision - 16075- reviewed aerial photos - updated land use and soil types - corrected total acres according to land survey-house updated with 06/2016 costing
06/29/2016	6/29/2016 VERIFY CLASS CODE & ENTER CADASTRAL INFO
04/15/2016	SPLIT FROM 480054452
04/15/2016	11/04/2015 Certificate of Court Proceeding, Scott A Roke Estate, PR15-14; Verify Class Code, Enter Cadastral Info
04/15/2016	2/8/2016 Personal Rep Deed; Family Transfer; Reviewed aerial photos/land use & GIS for 2016; Update Admin & Cama
04/15/2016	9/25/2014: Reviewed & Updated w/ 2013 costing
09/25/2014	Reviewed & Updated w/ 2013 costing

Tax Year	Growth Type	Description	Amount	Permit No.	Type	Description	Date Open	Date Closed	Amount
2008	01 Single Family	HOUSE	127,012	5074	00 N/A	HOUSE 1766 SQ FT & GARAGE & LAGOON	11/03/2005	12/31/2006	139,000
				SP	00 N/A	NEW HOUSE	06/14/2005	12/31/2006	0

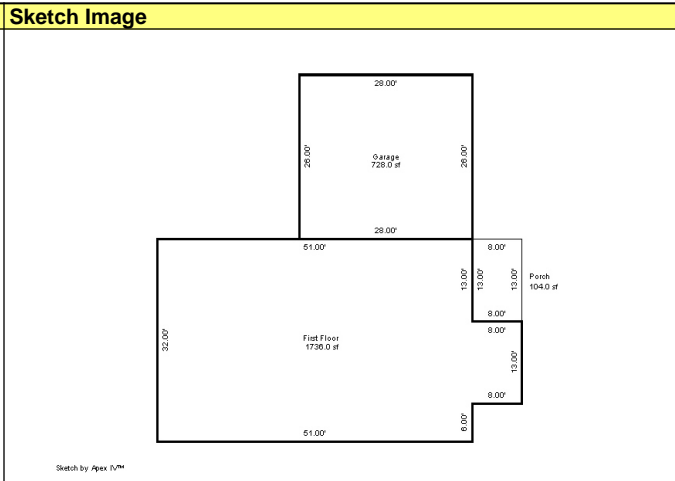
Soil	Use	LCG/LVG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub
900	HOME	900	HOME	900	N	1.000	21,000	21,000	1			
902	SITE	902	VACANT SITE	902	N	4.420	3,150	13,923	0			

Land Total 5.420 34,923

Sale Date	Book	Page	Extend	Ownership History	Amount
12/29/2015	133	296		ROKER/HENRY A	0
10/15/2015	38	121		ROKER ESTATE/SCOTT A	0
05/17/2005	122	503		ROKER/SCOTT	4,000

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2016	5024	85	142,145	0	22,421	164,566	0	164,566	2,289.64	0
2015	5025	85	142,145	0	22,421	164,566	0	164,566	2,224.30	0
2014	5013	85	142,145	0	16,015	158,160	0	158,160	2,161.26	0
2013	4995	85	142,145	0	16,015	158,160	0	158,160	2,295.32	0
2012	5022	85	142,145	0	16,015	158,160	0	158,160	2,394.70	0
2011	5023	85	142,145	0	16,015	158,160	0	158,160	2,546.16	0
2010	5040	85	142,145	0	16,015	158,160	0	158,160	2,531.76	0
2009	5036	85	138,545	0	16,015	154,560	0	154,560	2,388.16	0
2008	5049	85	138,545	0	13,096	151,641	0	151,641	2,436.24	0
2007	5054	85	0	0	11,010	11,010	0	11,010	179.12	0
2006	5054	85	0	0	11,010	11,010	0	11,010	202.76	0
2005	5034	85	0	0	5,010	5,010	0	5,010	95.28	0

Parcel ID 480132208 (7030)
 Cadastral ID 2-91--4500
 PAD Class Code 01-01-05-03-00-06
 State GEO 4397-17-4-00000-000-0001
 Owner
 ROKER/HENRY A
 56910 714 RD
 FAIRBURY, NE 68352
 Situs
 71105 572 AVE FAIRBURY NE 68352
 County Area 2 - Area 2
 District 85 - 10 S8 F8 1B A
 Legal
 FR SE 1/4 SE 1/4 (5.42 A) SEC 17-2-3 10
 S8 F8 1B A



Property Valuation	
Buildings	142,390
Improvement	0
Land/Lot	34,923
Total	177,313

Residential Information	
Type	Single-family Residence
Quality	3.00 - Average
Condition	3.00 - Average
Base/Total	1,736 / 1,736
Style	100 % - One Story
Exterior Wall	100 % - Frame, Siding, Vinyl
Heating/Cooling	100 % - Warmed & Cooled Air
Roof Cover	Composition Shingle
Area of Slab	0
Area of Crawl	0
Fixture/Roughin	6 / 1
Bed/Bathroom	2 / 1.0
Basement Area	1,736

Marshall & Swift Cost Approach (06/2013)	
Year/Effective Age	2007/5

Code Description	Quality	Year	Dimensions	Units	PD, FD
701 Attached Garage (SF) Vinyl Siding 100 %	3.00	0		728 sqft	0.00 % / 0.00 %

Code	Description	Cost Source	Size	Year In	Units	Depreciation
CAPR	Carpet and Pad	MS Residential	1389	0	1,389	0.00 %
RSFL	Resilient Floor Cover	MS Residential	347	0	347	0.00 %
SPR	Slab Porch with Roof	MS Residential	104	0	104	0.00 %

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