



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:09:01
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Assessment Data					Primary Image																																																																																																																				
Account 300005568 Parcel ID 1070-00-233-010-0-001-00 Cadastral ID 1070-233-010-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 201 - 4T-BUFFALO-C Name ID 12935 CAMPBELL, CHRISTINA K. (TR) 1/2 & PAYNE, MARK GREGORY 1/4 PAYNE, MICHAEL SCOTT 1/4 1126 CARRIAGE ROAD PAPILLION NE 68046-0000					<p>1070-00-233-010-0-001-00 02/24/25</p>																																																																																																																				
Parcel Location Situs 00514 NW SECOND ST Subdivision MILLER'S ADDN Lot/Block 0010 / 0233 Parcel Size 4 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO																																																																																																																									
Legal Description Lat/Long: 36.83301694 -99.63130897 MILLERS ADD BLOCK 233 LOTS 10-12-14-16					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	100 x 117.5	 <p>1070-00-233-010-0-001-00 02/24/25</p>
Lot Count		
Units Buildable	3525	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	11,750.00 x .30 = 3,525	
Factor Value		
Adjustments		
Lot Value	3,525	

FRONT OF HOUSE/CONCRETE DRIVEWAY 2/24/2025

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,869 / 1,869
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	234 Carport - Shed Roof
Remodel	
Year/Eff Age	1945 / 81

GRM Approach

GRM Code	
Gross Rent	
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

Selection Model	DEFAULT	DEFAULT SELECTION MODEL
Adjustment Model	DEFAULT	DEFAULT ADJUSTMENTS TABLE
Comparables		
Indicated Value		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	40,926		
Lot Value	3,525		
Indicated Value	44,451	23.78	Per SqFt
Agland Value			
Site Improvements	1,857		
Total Value	46,308	24.78	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	79.42	Total Misc Impr	+ 5,562
Roofing Adj	+ 3.78	Garage Cost	+ 3,901
Subfloor Adj	+ 0.00	Total RCN	= 194,886
Heat/Cool Adj	+ 10.77	Depreciation (79%)	- 153,960
Plumbing Adj	+ 5.24	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 40,926
Adj Base Cost	= 99.21	Lot Value	+ 3,525
Total Area	x 1,869	Indicated Value	= 44,451
Adjusted Cost	= 185,423	Value Per SqFt	23.78

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	3824	4x4		16	22.90		366
PATC	Patio - Covered	7992	27x15	2014	405	12.83		5,196



Harper

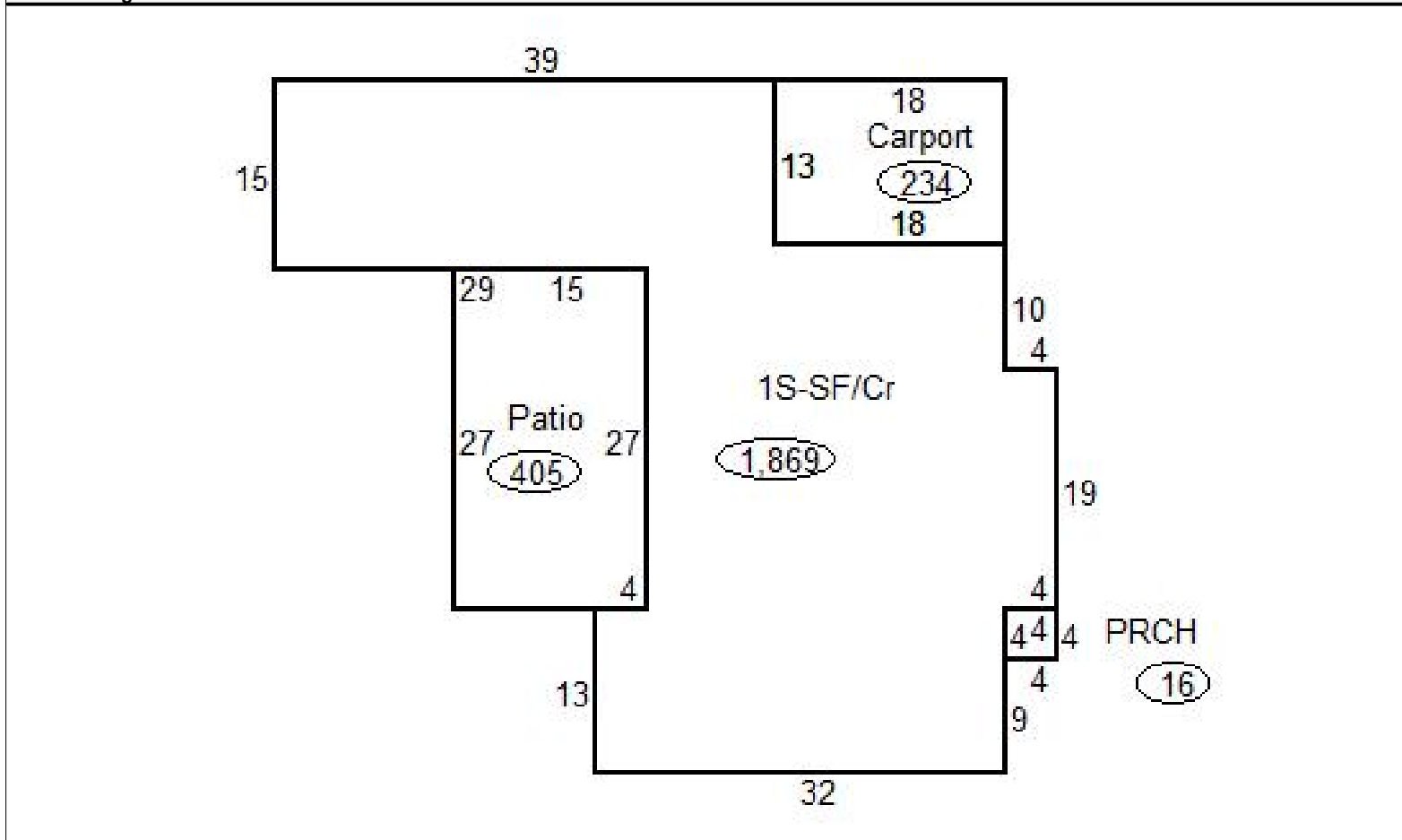
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	PRCH	16	1.000	16
2	G	4		20	Carport	234	1.000	234
3	R	1	Crawl	20	1S-SF/Cr	1,869	1.000	1,869
4	M	PATC		20	Patio	405	1.000	405
Total Building Area						1,869		1,869



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed, Wood	16x8x0	Base	Composition Shingle	128
	Qual	3	Cond 3	Year 2013	Eff Age 13	

Valuation Summary	Modifier Total	RCN	Depr (47% Phys/ 0% Func)	RCNLD
Base Cost (21.85 x 128)	2,797		2,797	1,315
				1,482



PACN	Paving - Concrete Drive	35x10x0				350
Qual	3	Cond 3	Year 2000	Eff Age 26		
			0			

Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (4.18 x 350)	1,463		1,463	1,170
				293



PACN	Paving - Concrete WALKWAY	30x2x0				60
Qual	2	Cond 2	Year 1945	Eff Age 97		

Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (6.82 x 60)	409		409	327
				82