



HALL COUNTY

Real Estate Breakdown Report

Page 1
Record Card
6/1/26 08:28 PM

Parcel ID 400081296			Legal RAILROAD ADD E 59.5' LT 3 BLK 109			Card File / Perm 400081296				
Owner ROEBUCK ENTERPRISES, LLC 308 S CLAUDE RD GRAND ISLAND, NE 68803						Situs 316 N CLEBURN ST GRAND ISLAND, NE 68801				
						Inspection Date 02/04/2022 Type Listing By JS				
County Area	1	Area 1	Class Code	01-03-03-01-03-01		Value	Previous	Current		
Neighborhood	2004	GI- COM SE 2ND	State GEO	3315-00-0-14170-109-0003		Buildings	55,158	55,924		
Location / Group	12	GI DOWNTOWN	Cadastral	00000-00000-00000		Improvement	0	0		
Valuation / Group	2	Grand Island Com Downtown	Book / Page	/		Land / Lots	17,660	17,660		
District	9	GRAND ISLAND 2D	Sale Date			Total	72,818	73,584		
School	40-0002		Sale Amount	0						
Tax Year	Growth Type	Description	Amount							
2026	03 Commercial	COMMERCIAL DESK REVIEW	0							
2023	03 Commercial	MARKET UPDATE	0							
2022	03 Commercial	DATA CONVERSION	0							
Model	Method	Description	Lot Size	Frontage	Spot Code	Cutoff	Value	Add (+/-)	Lot Value	Appr ID
129 GI COM- SE 2ND	02 SqFoot	59.46 x 132	7,848.720	0.000	N	22,000	2.250	0	17,660	6603
						43,560	1.500			
						130,680	0.250			
						999,999	0.110			
Sale Date	Book	Page	Extend	Ownership History					Amount	
03/29/2013	2013	2598		ROEBUCK ENTERPRISES LLC					85,000	
09/29/2006	2006	8731		J & B RENTALS, LLC					79,900	
04/12/2006	2006	3470		KELLEY/KEITH A & CHRISTIE A					79,900	
02/28/2002	2002	2418		LEVERING/LAWRENCE J & SARAH LYNN					48,000	
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2025	22380	9	55,158	0	17,660	72,818	0	72,818	1,016.70	0
2024	22222	9	47,023	0	17,660	64,683	0	64,683	949.40	0
2023	22204	9	45,653	0	17,660	63,313	0	63,313	1,158.12	0
2022	22013	9	47,555	0	14,128	61,683	0	61,683	1,247.02	0
2021	20603	9	0	46,000	14,128	60,128	0	60,128	1,234.78	0
2020	15547	9	0	41,144	13,716	54,860	0	54,860	1,146.72	0
2019	7108	9	0	41,144	13,716	54,860	0	54,860	1,165.86	0
2018	7133	9	0	41,144	13,716	54,860	0	54,860	1,187.56	0
2017	7112	9	0	41,144	13,716	54,860	0	54,860	1,195.56	0
2016	7112	9	39,355	0	13,716	53,071	0	53,071	1,113.58	0

HALL COUNTY

Appraisal Property Record Card

Parcel ID 400081296 (6603)
Cadastral ID 00000-00000-00000
PAD Class Code 01-03-03-01-03-01
State GEO 3315-00-0-14170-109-0003
Owner
 ROEBUCK ENTERPRISES, LLC
 308 S CLAUDE RD
 GRAND ISLAND, NE 68803
Situs
 316 N CLEBURN ST GRAND ISLAND NE 68801
Neighborhood 2004 - GI- COM SE 2ND
District 9 - GRAND ISLAND 2D
Legal
 RAILROAD ADD E 59.5' LT 3 BLK 109



Primary Image Information

Image ID 2
Image Date 09/21/2021
File Name ConvertedPic.jpg
Description Converted Image

Marshall & Swift Cost Approach (07/2022)

Property Valuation

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Income Approach

Lot Information

Lot Size 59.46 x 132
Valuation Model GI COM- SE 2ND
Valuation Method 02 Square Ft
Lot Value 17,660

Review Information

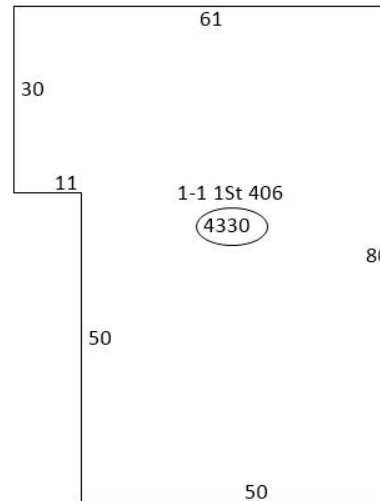
01/09/2026	DeskRev	MP
02/04/2022	Listing	JS
03/08/2021	Review	JS



HALL COUNTY

Appraisal Sketch

Parcel ID 400081296 Owner ROEBUCK ENTERPRISES, LLC Situs 316 N CLEBURN ST GRAND ISLAND NE 68801 Neighborhood 2004 - GI- COM SE 2ND	(6603)	Legal RAILROAD ADD E 59.5' LT 3 BLK 109	Cadastral ID 00000-00000-00000 PAD Class Code 01-03-03-01-03-01 State GEO 3315-00-0-14170-109-0003
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Sequence	Code	Description	Base Area	Multiplier	Total Area
1	COMM	1-1 1St 406	4,330	1.00	4,330
Total Building Area			4,330		4,330

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Owner
 ROEBUCK ENTERPRISES, LLC
 308 S CLAUDE RD
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Building Image Information

Image ID 2
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File Name ConvertedPic.jpg
Description Converted Image

Marshall & Swift Cost Approach

Appraisal Zone 1000
Zone Description DEFAULT
Manual Date (07/2022)

Building Data

Building ID 1
Sequence 1
Occupancy 1 406 - Storage Warehouse 100 %
Occupancy 2
Occupancy 3
Total Floor Area 4,330
Average Perimeter 282
Number of Stories 1
Average Wall Height 14.00
Year Built 1954
Effective Age 65

Construction Class S - Metal frame and walls
Rank 1.50 - Fair Plus 0.5
Condition 2.00 - Fair
Exterior Wall 100 % - Single -Metal on Steel Frame
Heating/Cooling 100 % - Space Heater
Roof Type Gable
Roof Cover Metal

Basement Area 0
Basement Levels 0
Basement Finish
Finish Code - 1
Finish Area - 1 0
Finish Code - 2
Finish Area - 2 0