



Parcel Information	
Parcel ID:	070113319
Map Number	70113319
State Geo Code	1403-29-0-00000-000-0002
Cadastral #	
Images	
Current Owner:	KAYAK INVESTMENTS LLC C/O RYAN, LLC [REDACTED]
Situs Address:	ALLIANCE
Tax District:	95
School District:	ALLIANCE 6, 07-0006
Account Type:	Agricultural
Legal Description:	29 24 50 W1/2 29-24-50 322.41 ACRES
Lot Width:	N/A
Lot Depth:	N/A
Total Lot Size:	N/A
Neighborhood	1
Market Area	1

Assessed Values				
Year	Total	Land	Outbuilding	Dwelling
2022	\$714,073	\$714,073	\$0	\$0
2021	\$714,073	\$714,073	\$0	\$0

Yearly Tax Information		
Year	Amount	Levy
2022	\$10,727.88	1.630241

2022 Tax Levy	
Description	Rate
ED SERVICE UNIT 13	0.01544600
AG SOCIETY	0.00768100
UPPER NIOBRARA WHITE NRD	0.01505700
ALLIANCE FIRE DIST	0.03395000
COUNTY	0.35602700
WNCC	0.10057600
ALLIANCE 6	1.10150400



Agricultural Land Information					
<u>Soil Symbol</u>	<u>Landuse</u>	<u>LVG</u>	<u>Unit Value</u>	<u>Acres</u>	<u>Total Value</u>
1547	GRAS	4G1	N/A	8.930	\$2,679.00
4649	GRAS	3G	N/A	8.350	\$2,505.00
4793	GRAS	3G	N/A	31.170	\$9,351.00
4812	GRAS	4G1	N/A	10.120	\$3,036.00
4819	GRAS	3G	N/A	14.070	\$4,221.00
5646	GRAS	3G1	N/A	2.830	\$849.00
1547	IRRG	3A1	N/A	29.370	\$82,236.00
4649	IRRG	3A	N/A	55.130	\$154,364.00
4793	IRRG	4A1	N/A	77.350	\$216,580.00
4812	IRRG	3A1	N/A	49.740	\$139,272.00
4819	IRRG	4A1	N/A	22.810	\$63,868.00
5646	IRRG	3A	N/A	12.540	\$35,112.00
Total:				322.41	\$714,073.00

5 Year Sales History

No previous sales information is available (for the past 5 years).

Property Classification			
Status:	Unimproved	Location:	Rural
Property Class:	Agricultural	City Size:	No Population
Zoning:	Agricultural	Lot Size:	>160.00 ac.

Residential Datasheet			
Zoning:	Agricultural	Quality:	
Year Built:	0	Condition:	N/A
Exterior:	N/A	Style:	N/A
Bedrooms:	0	Bathrooms:	0.00
Plumbing Fixtures:	0	Heating/Cooling:	
Basement Size:	0 sq. ft	Min Finish:	0 sq. ft
Building Size:	0 sq. ft	Part Finish:	0 sq. ft



Parcel Information	
Parcel ID:	070113475
Map Number	70113475
State Geo Code	1403-30-0-00000-000-0002
Cadastral #	
Images	
Current Owner:	KAYAK INVESTMENTS LLC C/O RYAN, LLC [REDACTED]
Situs Address:	ALLIANCE
Tax District:	95
School District:	ALLIANCE 6, 07-0006
Account Type:	Agricultural
Legal Description:	30 24 50 W1/2; SE1/4 30-24-50 470.19 ACRES
Lot Width:	N/A
Lot Depth:	N/A
Total Lot Size:	N/A
Neighborhood	1
Market Area	1

Assessed Values				
Year	Total	Land	Outbuilding	Dwelling
2022	\$1,065,957	\$1,065,957	\$0	\$0
2021	\$1,065,957	\$1,065,957	\$0	\$0

Yearly Tax Information		
Year	Amount	Levy
2022	\$16,014.42	1.630241

2022 Tax Levy	
Description	Rate
ED SERVICE UNIT 13	0.01544600
AG SOCIETY	0.00768100
UPPER NIOBRARA WHITE NRD	0.01505700
ALLIANCE FIRE DIST	0.03395000
COUNTY	0.35602700
WNCC	0.10057600
ALLIANCE 6	1.10150400



Agricultural Land Information					
<u>Soil Symbol</u>	<u>Landuse</u>	<u>LVG</u>	<u>Unit Value</u>	<u>Acres</u>	<u>Total Value</u>
1189	GRAS	2G	N/A	8.100	\$2,430.00
4649	GRAS	3G	N/A	41.150	\$12,345.00
4793	GRAS	3G	N/A	41.950	\$12,585.00
4801	GRAS	4G	N/A	1.440	\$432.00
4808	GRAS	4G1	N/A	5.120	\$1,536.00
4812	GRAS	4G1	N/A	0.970	\$291.00
4819	GRAS	3G	N/A	1.500	\$450.00
1189	IRRG	2A	N/A	45.560	\$127,568.00
4649	IRRG	3A	N/A	147.690	\$413,532.00
4793	IRRG	4A1	N/A	158.230	\$443,044.00
4808	IRRG	4A	N/A	0.110	\$308.00
4812	IRRG	3A1	N/A	15.390	\$43,092.00
4819	IRRG	4A1	N/A	2.980	\$8,344.00
			Total:	470.19	\$1,065,957.00

5 Year Sales History	
No previous sales information is available (for the past 5 years).	

Property Classification			
Status:	Unimproved	Location:	Rural
Property Class:	Agricultural	City Size:	No Population
Zoning:	Agricultural	Lot Size:	>160.00 ac.

Residential Datasheet			
Zoning:	Agricultural	Quality:	
Year Built:	0	Condition:	N/A
Exterior:	N/A	Style:	N/A
Bedrooms:	0	Bathrooms:	0.00
Plumbing Fixtures:	0	Heating/Cooling:	
Basement Size:	0 sq. ft	Min Finish:	0 sq. ft
Building Size:	0 sq. ft	Part Finish:	0 sq. ft