

**ADDENDUM TO AGENDA
CRA MEETING PACKET
06/18/2025**

Item #8 - Discussion and possible action on a protest of the assessor's valuation on CRA owned property at 405 W. 2nd. — ***Added to the agenda on 6/16/2025 at 3:00 pm.**

File with the
County Clerk
(See Instructions)

Property Valuation Protest

and Report of County Board of Equalization Action

Complete a separate protest form for each parcel.

County Name
ADAMS

FORM
422

Name and Mailing Address of Person Filing Protest		Protest Number	Filed _____, 20____
Name Randal Chick, Director - Community Redevelopment Authority		Protested Valuation 20 <u>25</u>	Requested Valuation (Required)
The person filing this protest is the owner of the property or authorized to protest on behalf of the owner. If the protest is being filed on behalf of the owner, authorization to do so must be provided with the protest. ☒ Yes ☐ No		Land \$ 47325	Land \$ 47325
Street or Other Mailing Address 301 S. Burlington		Buildings \$ 524,071	Buildings \$ 222,675
City, Town, or Post Office Hastings	State NE	Zip Code 68901	Total Land and Buildings \$ 571,396
Property Identification Number 010006145	Phone Number (402) 461-8415	Personal Property \$	Personal Property \$
Email Address cra@redevelophastings.com		Reasons for requested valuation change (Required) (Attach additional pages if needed.) 1. The property was purchased in February of 2024 for \$240,000 and has received no improvements. 2. Two comparable sales have occurred in the downtown area at a lower square foot cost. 3. Two similar sized properties have received significant improvements and are valued at less per square foot. - See attachments for details.	
Real Property Description (Include Lot, Block, Addition, Location Address, Section, Township, Range, and County) and/or Personal Property Description (Required) LOT 1, 2, 3 IN BLOCK 21, JOHNSONS ADDITION OF HASTINGS, ADAMS COUNTY NEBRASKA 405 W. 2ND			

sign
here

Signature of Person Filing Protest

6/18/2025

Date

County Assessor's Recommendation	Referee's Recommendation (If applicable)

Decision of County Board of Equalization for Assessment Year 20 ____	
Basis for Action Taken (County Board of Equalization Chairperson)	Land \$
	Buildings \$
	Total Land and Buildings \$
	Personal Property \$

Check One:

☐ The county assessor has certified to the county board of equalization that a copy of that portion of the property record file which substantiates the calculation of the protested value is maintained in the county assessor's office in electronic or paper form. If dissatisfied with the board's decision, this report and the property record file may be used to complete an appeal to the Tax Equalization and Review Commission.

☐ Attached is a copy of that portion of the property record file which substantiates the calculation of the protested value. If dissatisfied with the board's decision, this report and the property record file may be used to complete an appeal to the Tax Equalization and Review Commission.

Signature of County Board of Equalization Chairperson

Date

County Clerk Certification

Date the Protest was Heard	Date of the Decision	Date Notice of Decision was Mailed to Protestor
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The undersigned certifies that a copy of this protest and report of the action of the county board of equalization, which has been accepted by the assessor, has been mailed to the protestor at the above-shown address on _____, 20____.

Signature of County Clerk

Date

Instructions

Dismissal. Failure to adequately identify the property that is being protested, not stating a reason for the protest, and not including a requested valuation will result in dismissal of the protest.

Where to File. This form is required to be filed with the county clerk in the county where the property is located. This form is used to protest the valuation and any penalties assessed on real and/or personal property, unless the county where the protest is to be filed has its own form, which may include an electronic version of this form. When completed, this form must be signed either in writing or electronically, dated, and filed with the county clerk in which the property is located.

Who Can File. The owner of the property can file this form for each property being protested. If the person is filing this form on behalf of the owner of the property, authorization to do so must be provided with the protest.

If the person filing the protest is not the owner of the property or authorized to protest on behalf of the owner, the county clerk must mail a copy of the protest to the owner of the property. **Complete one protest form for each property being protested.**

Real Property Protest Filing Deadlines. If additional space is needed, attach the additional information to this form.

1. If protesting the valuation of real property as determined by the county assessor, the protest must be filed after the county assessor's completion of the real property assessment roll required by [Neb. Rev. Stat. § 77-1315](#) and on or before June 30.
2. If protesting a notice of valuation change received between June 1 and July 25 from the county board of equalization because the real property was undervalued, overvalued, or omitted for the current year's assessment, the protest must be filed within 30 days of the mailing of the notice.
3. If protesting a notice of omitted property valuation change and penalty received between January 1 and December 31 from the county board of equalization because the real property was not reported for assessment or because of a clerical error, the protest must be filed within 30 days of the mailing of the notice.
4. If protesting a notice of valuation change received after June 1 from the county board of equalization because the real property was denied an exemption from real property taxes, the protest must be filed within 30 days of the mailing of the notice.

When applicable, this form may be used for the protest of special valuation for agricultural and horticultural land.

Personal Property Protest Filing Deadlines. If additional space is needed, attach the additional information to this form.

1. If protesting the valuation as filed with the county assessor between January 1 and May 1, the protest must be filed by June 30.
2. If protesting the county assessor's notice of an additional assessment, notice of failure to file a personal property return, or the imposition of a penalty, the protest must be filed within 30 days of the mailing of the notice.

Special Filing Provisions. If a filing deadline falls on a weekend or holiday, the filing deadline is the next business day.

If this protest is sent to the county board of equalization through the U.S. mail, the protest is considered filed on the date of the postmark. If this protest is sent through the U.S. mail and either registered or certified, the date of registration or certification shall be deemed the postmarked date.

Notice. For protests of Real Property, subpart (1), or Personal Property, subpart (1), as stated above, the county clerk shall notify the protester by August 2 of the county board of equalization's decision regarding the protest. If the person filing the protest is not the owner of the property or authorized to protest on behalf of the owner, the county clerk must send written notice of the county board of equalization's decision to the owner of the property.

For all other protests, the county clerk shall notify the protester within seven days of the county board of equalization's decision regarding the protest.

Appeals. The time allowed to the county clerk to issue notice does not extend the time to file an appeal.

Any decision of the county board of equalization regarding a protest filed pursuant to Real Property, subpart (1), or Personal Property, subpart (1), as stated above, may be appealed to the Tax Equalization and Review Commission on or after July 26 and on or before August 24.

Any decision of the county board of equalization regarding a protest filed pursuant to Real Property, subpart (2), as stated above, may be appealed to the Tax Equalization and Review Commission on or after September 16 and October 15.

All other decisions of the county board of equalization regarding protests may be appealed within 30 days of the final decision to the Tax Equalization and Review Commission.

The report of the county board of equalization decision is available at the office of the county clerk or county assessor, whichever is appropriate.

PROPERTY VALUATION PROTEST – PARCEL #010006145

The property at 405 W. 2nd was purchased 02/09/2024 for \$240,000. The building is listed as having a gross building area of 18,000 square feet in a below normal condition. The purchase of this building and sales of two other buildings provide comparable sales priced at \$7.94 to \$10.88 per square foot. Comparing valuations of two other buildings in the downtown area show that 405 W. 2nd has the smallest gross building area is valued at the highest cost per square foot.

Comparable sales since 10/1/21

- 1) **Parcel under protest** - 405 W. 2nd, sold for \$240,000, gross building area is 18,000 square feet, condition below normal. The sale price included a parking lot currently valued at \$44,207 (\$13.33 psf or \$10.88 psf adjusted for parking lot value)
- 2) 705 W. 2nd, sold for \$206,000 on 6/5/2023, gross building area is 25,954 square feet, condition poor. (\$7.94 psf)
- 3) 324-338 W. 2nd, sold for \$300,000 on 7/31/2024, gross building area is 25,090 square feet, condition poor. (\$11.96 psf)

Valuation comparison

Parcel #010006145 under protest – The proposed assessment for 2025 is \$571,396 with no improvements made and no rental income. The 2023 assessment was \$281,006 and was increased to \$435,526 in 2024 with no improvements made. **(\$31.74 psf)**

Parcel #010006071 @ 106 N. Denver – The proposed assessment for 2025 is \$464,502, the square footage is 24,750 square feet, and the building has three main floor rental spaces and two 2nd floor apartments generating market rents.
(\$18.77 psf)

Parcel #010006044 @ 705 W. 2nd, the proposed assessment for 2025 is \$365,162 (after a \$2.4 million renovation) and the square footage is 26,000 square feet.
(\$14.04 psf)

Reasons for requested valuation change

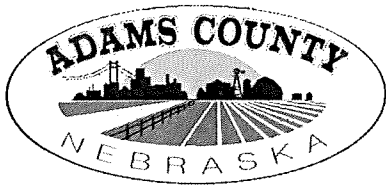
1. The property was purchased in February of 2024 and has received no improvements.
2. Two comparable sales have occurred in the downtown area at a lower square foot cost.
3. Two similar sized properties have received significant improvements and are valued at less per square foot.

On behalf of the Community Redevelopment Authority I hereby request the total valuation of land and building on property ID #010006145 located at 405 W. 2nd Street be set at \$15.00 psf for a total of \$270,000. This value is based on the market sales of similar property in the downtown area and the supporting information I have provided. Thank you for your consideration.

Randal Chick, Director
Community Redevelopment Authority
301 S. Burlington
Hastings, NE 68901
402-461-8415

Attachments:

- 1) Notice of Valuation change for #010006145
- 2) Assessor property information pages for Parcel under protest #010006145 - 405 W. 2nd**
- 3) Assessor property information pages for Parcel #010006044 - 705 W. 2nd
- 4) Assessor property information pages for Parcel #010006126 - 324-328 W. 2nd
- 5) Assessor property information pages for Parcel #010006071 - 106 N. Denver



ASSESSOR'S OFFICE

300 N St. Joseph AVE, Rm 204
Hastings, NE 68901
Phone: 402-461-7116
www.adamscountyne.gov

2025 Notice of Valuation Change

Date of Notice: May 30, 2025

COMMUNITY REDEVELOPMENT AUTHORITY
301 S BURLINGTON AVE
HASTINGS, NE 68901-0000

Parcel#: 010006145
Situs Address: 405 W 2ND ST
Legal: 1309.00-LOTS 1 THRU 3 BLK 21 JOHNSONS ADD

	Previous Value 2024:	Current Value 2025:
Land Value	\$47325	\$47325
<u>Building Value</u>	<u>\$388201</u>	<u>\$524071</u>
Total:	\$435526	\$571396

Property Value Changes:

- Several neighborhoods were increased/decreased with factor changes
- 5 Residential Neighborhoods were rechecked for the 6-year statutory review (1004, 1010, 1017, 1018, 1020)
- Irrigated Agriculture values were increased 11%
- Dry Agriculture values were increased 10%
- Grass Agriculture values were increased 10%
- Changes were also made to property values for any additions, enhancements, demolitions, review updates, and/or corrections to property data

*If you DO NOT agree with the current value, you may file a protest with supportive evidence to the county clerk on or before June 30th at the courthouse. A Property Valuation Protest, Form 422, may be obtained from the county clerk or at:

revenue.nebraska.gov/sites/revenue.nebraska.gov/files/doc/pad/forms/422_Property_Valuation_Protest.pdf

If no protest is filed, the value stated on this notice will be final.

*The County Board of Equalization will convene for the purpose of review and deciding written protests between June 1, 2025 and on or before July 25, 2025.

Pursuant to Neb. Rev. Stat. 77-1502(2), if the protest does not have a statement of the reasons for the protest and an adequate description to identify the protested parcel, the protest will be dismissed.

Sale Ranges for 2025 Values:

Residential 10/1/2022 - 9/30/2024 Commercial 10/1/2021 - 9/30/2024 Agriculture 10/1/2021 - 9/30/2024

Median Levels of Value - Residential: 93% Commercial: 95% Agricultural: 71%



Parcel Number:

010006145

Computer ID:

3767-12-4-01309.00-021-0001

DBA:

PACHA SOAP

Deed Holder:

COMMUNITY REDEVELOPMENT AUTHORITY

Property Address:

405 W 2ND ST

Mailing Address:

301 S BURLINGTON AVE
HASTINGS , NE 68901-0000 USA

Status:

IMPROVED

Use:

COMMERCIAL

Zoning:

COMMERCIAL

Location:

URBAN

City Size:

12,001 - 100,000

Lot Size:

1 SF - 10,000 SF

Map Area:

2003 MED PARK/DOWNTOWN

Plat Map:

8-16

Subdivision:

1309.00-JOHNSONS ADD

Sec-Twp-Rng:

-07-10

Lot-Block:

1-3-21

Assessor Location:

HASTINGS

Legal Description:

1309.00-LOTS 1 THRU 3 BLK 21 JOHNSONS ADD
(NOT TO BE USED ON LEGAL DOCUMENTS)

Property Report:

[PROPERTY REPORT \(PDF FILE\)](#)



Pin 010006145 Photo

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Tax Districts

District

Ag Society

CRA

Description

AG SOCIETY

HASTINGS CRA

Levy

0.014986

0.026000

City or Village	HASTINGS	0.394808
Community College	CCC GENERAL	0.020000
County	COUNTY GENERAL	0.348012
ESU	ESU 9	0.014029
Fire	NONE	0.000000
Library	NONE	0.000000
NRD	NRD 2 LITTLE BLUE	0.019037
SID	NONE	0.000000
School Bonds	HASTINGS 18 BOND	0.140000
School Districts	HASTINGS 18 (01-0018)	1.020000
TIF	NONE	0.000000
Townships	NONE	0.000000
Master	CO-AG-CCC-HPS18-ES9-NR2-HASTINGS/CRA	1.996872

Current Value Information

Land Value	Dwelling Value	Improvement Value	Total Value
\$47,325	\$0	\$524,071	\$571,396

Tax Information

Taxable Value	Exempt/Credit	Total Levy	Gross Tax	Homestead Loss	Ag Land Tax Credit	Tax Credit	School Tax Credit	Net Tax
\$435,526	\$0	1.996872	\$8,696.91	\$0.00	\$0.00	\$521.90	\$830.01	\$7,345.00

NOTE: Tax amounts do not necessarily reflect official values and are subject to change based on exemption and levy rate changes.
Please click link below for accurate Tax Information
[Get Official Taxes](#)

Prior Year Value Information

Year	Land	Dwelling Value	Improvement Value	Total Value
2024	\$47,325	\$0	\$388,201	\$435,526
2023	\$47,325	\$0	\$233,681	\$281,006
▼ More Years...				

Land Information

Lot Type	Square Feet	Acres
Tiered SF	9,375	0.220

Commercial Building Information

Occupancy	Year Built	Building Area
Manufacturing (Light)	1926	9,000

Building 1 of 1

Year Built: 1926
EFA: 97
EFF Year: 1926
Occupancy: Manufacturing (Light)
Label: Pacha Soap
Gross Building Area: 18,000
Condition: Below Normal

Extras 1 of 3

Type: Elevator - Pass. Hydraulic
Description: Elevator - Pass. Hydraulic
Speed: 100 Feet/Minute
of Stops: 3
Capacity: 2,000 Lbs

Extras 2 of 3

Type: Elevator - Freight Hydraulic
Description: Elevator - Freight Hydraulic
Elev. Manual/Power: Power
Speed: 50 Feet/Minute
of Stops: 3
Door: Power
Manual/Power:
Capacity: 10,000 Lbs

Extras 3 of 3

Type: Door
Description: Door
Type: O.H. - Door - Manual
Width: 9
Height: 8
Price: Average
Quantity: 72 SFSA

Year Built: 1926
EFA: 97
EFF Year: 1926
Occupancy: Office - General
Label:
Gross Building Area: 18,000
Condition: Below Normal

Sale Information

Sale Date	Amount	Non-Useable Transaction Code	Recording
02/09/2024	\$240,000	00 - GOOD SALE	2024 ~0409
09/02/2015	\$140,000	00 - GOOD SALE	2015 ~2934



Parcel Number: 010006044
Computer ID: 3767-12-4-1301.00-022-0002
Deed Holder: BAYBROOK LLC
Property Address: 705 W 2ND ST
Mailing Address: 1805 WESTCHESTER DRIVE
 HASTINGS , NE 68901-0000 USA
Status: IMPROVED
Use: COMMERCIAL
Zoning: COMMERCIAL
Location: URBAN
City Size: 12,001 - 100,000
Lot Size: 10,001 SF - 20,000 SF
Map Area: 2003 MED PARK/DOWNTOWN
Plat Map: 8-15
Subdivision: 1301.00-OT - CITY OF HASTINGS
Sec-Twp-Rng: -07-10
Lot-Block: 3-6-22
Assessor Location: HASTINGS
Legal Description: 1301.00-N103' OF LOTS 3 & 4 & ALL LOTS 5 & 6 BLK 22 ORIGINAL TOWN HASTINGS

Property Report:

[PROPERTY REPORT \(PDF FILE\)](#)



Pin 010006044 Photo

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Tax Districts

District	Description	Levy
Ag Society	AG SOCIETY	0.014986
CRA	HASTINGS CRA	0.026000
City or Village	HASTINGS	0.394808
Community College	CCC GENERAL	0.020000
County	COUNTY GENERAL	0.348012
ESU	ESU 9	0.014029
Fire	NONE	0.000000
Library	NONE	0.000000
NRD	NRD 2 LITTLE BLUE	0.019037
SID	NONE	0.000000
School Bonds	HASTINGS 18 BOND	0.140000
School Districts	HASTINGS 18 (01-0018)	1.020000
TIF	NONE	0.000000
Townships	NONE	0.000000
Master	CO-AG-CCC-HPS18-ES9-NR2-HASTINGS/CRA	1.996872

Land Value	Dwelling Value	Improvement Value	Total Value
\$49,296	\$0	\$315,866	\$365,162

Tax Information

Taxable Value	Exempt/Credit	Total Levy	Gross Tax	Homestead Loss	Ag Land Tax Credit	Tax Credit	School Tax Credit	Net Tax
\$209,082	\$0	1.996872	\$4,175.10	\$0.00	\$0.00	\$250.54	\$609.54	\$3,315.02

NOTE: Tax amounts do not necessarily reflect official values and are subject to change based on exemption and levy rate changes.
Please click link below for accurate Tax Information
[Get Official Taxes](#)

Prior Year Value Information

Year	Land	Dwelling Value	Improvement Value	Total Value
2024	\$49,296	\$0	\$159,786	\$209,082
2023	\$49,296	\$0	\$157,066	\$206,362
▼ More Years...				

Land Information

Lot Type	Square Feet	Acres
Tiered SF	10,032	0.230

Commercial Building Information

Occupancy	Year Built	Building Area
▼ Store - Retail Large (> 10000 SF)	1890	10,142
▲ Store - Retail Small	1890	5,670

Addition 1 of 1

Year Built: 1890
EFA: 133
EFF Year: 1890
Occupancy: Store - Retail Small
Label:
Gross Building Area: 25,954
Condition: Poor

Adjustments

Description	Quantity	Range
A/C - deduct	5,670	Average
Heat - none	5,670	Average
Interior - No Finish	5,670	Average
Electric - none	5,670	Average
Plumbing - none	5,670	Average

Sale Information

Sale Date	Amount	Non-Useable Transaction Code	Recording
▼ 12/31/2024	\$0	02 - DEED (NON-SALE)	2024 ~3888
▼ 06/05/2023	\$206,000	00 - GOOD SALE	2023 ~1527
▼ 06/20/2016	\$172,675	00 - GOOD SALE	2016 ~2043
▼ 07/22/2015	\$9,000	01 - DEED (SALE)	2015 ~2416
▼ 07/22/2015	\$9,000	01 - DEED (SALE)	2015 ~2417
▼ 07/22/2015	\$19,000	01 - DEED (SALE)	2015 ~2418
▼ 08/24/2010	\$0	01 - DEED (SALE)	2010 ~3446
▼ 06/28/2010	\$1	01 - DEED (SALE)	2010 ~2485
▼ 01/26/2010	\$51,367	01 - DEED (SALE)	2010 ~0416
▼ 06/23/2009	\$0	01 - DEED (SALE)	2009 ~2575
▼ 06/23/2009	\$0	01 - DEED (SALE)	2009 ~2576
▼ 07/13/2006	\$12,500	01 - DEED (SALE)	2006 ~3380
▼ 10/12/2005	\$6,750	01 - DEED (SALE)	2005 ~4984



Parcel Number: 010006126
Computer ID: 3767-12-4-1309.00-019-0006
Deed Holder: HUNT JASON J & MELISSA A
Property Address: 324-338 W 2ND ST
Mailing Address: 338 W 2ND ST
 HASTINGS, NE 68901-0000 USA
Status: IMPROVED
Use: COMMERCIAL
Zoning: NONE
Location: URBAN
City Size: N/A
Lot Size: NONE
Map Area: 2003 MED PARK/DOWNTOWN
Plat Map: 8-16
Subdivision: 1309.00-JOHNSONS ADD
Sec-Twp-Rng: -07-10
Lot-Block: 13-14-19
Assessor Location: HASTINGS
Legal Description: 1309.00-LOTS 13 THRU 18 & W1/2 LOT 19 BLK 19
 JOHNSONS ADD

Property Report:

[PROPERTY REPORT \(PDF FILE\)](#)



Pin 010006126 Photo

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Tax Districts

District	Description	Levy
Ag Society	AG SOCIETY	0.014986
CRA	HASTINGS CRA	0.026000
City or Village	HASTINGS	0.394808
Community College	CCC GENERAL	0.020000
County	COUNTY GENERAL	0.348012
ESU	ESU 9	0.014029
Fire	NONE	0.000000
Library	NONE	0.000000
NRD	NRD 2 LITTLE BLUE	0.019037
SID	NONE	0.000000
School Bonds	HASTINGS 18 BOND	0.140000
School Districts	HASTINGS 18 (01-0018)	1.020000
TIF	NONE	0.000000
Townships	NONE	0.000000

Current Value Information

Land Value	Dwelling Value	Improvement Value	Total Value
\$105,625	\$0	\$529,682	\$635,307

Tax Information

Taxable Value	Exempt/Credit	Total Levy	Gross Tax	Homestead Loss	Ag Land Tax Credit	Tax Credit	School Tax Credit	Net Tax
\$300,000	\$0	1.996872	\$5,990.63	\$0.00	\$0.00	\$359.50	\$981.93	\$4,649.20

NOTE: Tax amounts do not necessarily reflect official values and are subject to change based on exemption and levy rate changes.
Please click link below for accurate Tax Information

[Get Official Taxes](#)

Prior Year Value Information

Year	Land	Dwelling Value	Improvement Value	Total Value
2024	\$105,625	\$0	\$194,375	\$300,000
2023	\$105,625	\$0	\$226,814	\$332,439
▼ More Years...				

Land Information

Lot Type	Square Feet	Acres
Sq. Ft x Rate	20,313	0.470

Commercial Building Information

Occupancy	Year Built	Building Area
▼ Auto Repair	1955	6,271
▼ Office - General	1925	2,200
▼ Shop	1925	4,721
▼ Apartment	1950	2,252
▼ Office - General	1955	1,834
▲ Shop	1950	7,812

Addition 5 of 5

Year Built: 1950
EFA: 73
EFF Year: 1950
Occupancy: Shop
Label:

Gross Building Area: 25,090

Condition: Poor

Extras 1 of 2

Type: Door
Description: Door
Type: O.H. - Door - Manual
Width: 18
Height: 8
Price: Average
Quantity: 144 SFSA

Extras 2 of 2

Type: Door
Description: Door
Type: O.H. - Door - Manual
Width: 12
Height: 12
Price: Average
Quantity: 144 SFSA

Sale Information

Sale Date	Amount	Non-Useable Transaction Code	Recording
▲ 07/31/2024	\$300,000	00 - GOOD SALE	2024 ~2292

Sales Detail

Buyer: HUNT JASON J & MELISSA A
Seller: FOOTE REALTY CO
Sale Date: 07/31/2024
Sale Amount: \$300,000
Sales Type: WARRANTY



Parcel Number: 010006071
Computer ID: 3767-12-4-1301.00-000-0009
Deed Holder: JACKSON RENTALS LLC
Property Address: 106 N DENVER AVE
Mailing Address: PO BOX 1061
 HASTINGS, NE 68902-0000 USA
Status: IMPROVED
Use: COMMERCIAL
Zoning: COMMERCIAL
Location: URBAN
City Size: 12,001 - 100,000
Lot Size: 1 SF - 10,000 SF
Map Area: 2003 MED PARK/DOWNTOWN
Plat Map: 8-15
Subdivision: 1301.00-OT - CITY OF HASTINGS
Sec-Twp-Rng: -07-10
Lot-Block: 11-13-24
Assessor Location: HASTINGS
Legal Description: 1301.00-LOTS 11 THRU 13 BLK. 24 CITY OF HASTINGS
 ORIGINAL TOWN

Property Report:

[PROPERTY REPORT \(PDF FILE\)](#)



Pin 010006071 Photo

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Tax Districts

District	Description	Levy
Ag Society	AG SOCIETY	0.014986
CRA	HASTINGS CRA	0.026000
City or Village	HASTINGS	0.394808
Community College	CCC GENERAL	0.020000
County	COUNTY GENERAL	0.348012
ESU	ESU 9	0.014029
Fire	NONE	0.000000
Library	NONE	0.000000
NRD	NRD 2 LITTLE BLUE	0.019037
SID	NONE	0.000000
School Bonds	HASTINGS 18 BOND	0.140000
School Districts	HASTINGS 18 (01-0018)	1.020000
TIF	NONE	0.000000
Townships	NONE	0.000000

Current Value Information

Land Value	Dwelling Value	Improvement Value	Total Value
\$43,950	\$0	\$420,552	\$464,502

Tax Information

Taxable Value	Exempt/ Credit	Total Levy	Gross Tax	Homestead Loss	Ag Land Tax Credit	Tax Credit	School Tax Credit	Net Tax
\$477,509	\$0	1.996872	\$9,535.23	\$0.00	\$0.00	\$572.20	\$1,298.43	\$7,664.60

NOTE: Tax amounts do not necessarily reflect official values and are subject to change based on exemption and levy rate changes.
Please click link below for accurate Tax Information

[Get Official Taxes](#)

Prior Year Value Information

Year	Land	Dwelling Value	Improvement Value	Total Value
2024	\$43,950	\$0	\$433,559	\$477,509
2023	\$43,950	\$0	\$395,640	\$439,590

▼ More Years...

Land Information

Lot Type	Square Feet	Acres
Tiered SF	8,250	0.190

Commercial Building Information

Occupancy	Year Built	Building Area
▼ Metal Warehouse - Rigid Steel Frame	1917	4,695
▼ Fraternal Building	1917	675
▼ Store - Retail Small	1917	1,575
▼ Beauty / Barber Shop	1917	630
▼ Metal Warehouse - Rigid Steel Frame	1917	3,454
▲ Apartment	1917	4,796

Addition 5 of 7

Year Built: 1917
EFA: 106
EFF Year: 1917
Occupancy: Apartment
Label: North Apartment Remodeled year 2018
Gross Building Area: 24,750
Condition: Very Good

▼ Metal Warehouse - Rigid Steel Frame	1917	8,250
▲ Hotel / Motel Common Facilities	1917	675

Addition 7 of 7

Year Built: 1917
EFA: 106
EFF Year: 1917
Occupancy: Hotel / Motel Common Facilities
Label:
Gross Building Area: 24,750
Condition: Below Normal

Sale Information

Sale Date	Amount	Non-Useable Transaction Code	Recording
▼ 10/12/2012	\$1	01 - DEED (SALE)	2012 ~4359
▼ 06/19/2012	\$65,000	01 - DEED (SALE)	2012 ~2613