

MARION TWP
UPPER SCIOTO SD

00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-070001.0000
K07

AGR
2025

sale

Eff Rate:- 42.84 — 38.85 — 37.53 — 37.48 — a/r

2022 COOK RENTAL PROPERTY	2020-03-02
2023 COOK RENTAL PROPERTY	2020-03-02
2024 COOK RENTAL PROPERTY	2020-03-02
2025 COOK RENTAL PROPERTY LL	2020-03-02 W PT NW 1/4 S7 71.938A
CR 80	8WD
	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	110	110	110	110
Acres	71.9380	71.9380	71.9380	71.9380	
Land100%	377940	413000	413000	413000	412990
Bldg100%					0
Totl100%	377940t	413000t	413000t	413000t	412990t
Cauv100%	85940	177770	177770	177770	177770
Tax Value:					
Land 35%	30080	62220	62220	62220	144550
Bldg 35%					0
Totl 35%	30080t	62220t	62220t	62220t	144550t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1167.52	2211.72	2140.26	2137.08	
Cauv Sav	3966.74	2926.54	2831.98	2827.80	
Sp-Asmnt	135.84	135.84	311.02	311.02	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
83	8	2020-03-02	COOK RENTAL PROPERTY LLC	8WD *	0	377940	0
5	1	2009-01-06	COOK RICHARD W	1CT *	0	157030	0
Year	Land	Bldg	Total	Net Tax			
2021	30080	0	30080	1236.46			
2020	30080	0	30080	1254.04			

p r o j e c t		ben acres	/	%	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025				
171 COTTONWOOD JT. DITCH #958 -	XA/2025				
910 COTTONWOOD CONSERVANCY	XA/2025				

CR 80

PUB WATER
PRIV WATER
PRIV SEWER
PUB PAVED ST/RD
Topo: ROLLING

Neighborhood:
Code: 2800
Dwl/Gar/NC% 1.2000

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	16.1254	6030	97240	2660	42890
C 2	BOB BLOUNT SILT LOAM, 2	37.4713	5770	216210	2360	88430
C 62	GXB2 GLYNWOOD SICL 2-6 S	5.2661	4810	25330	1090	5740
C 52	PKA PEWAMO SICL 0-1% SL	11.4351	6490	74210	3560	40710
980	ROAD ROAD	1.6401				

71.938 412990 (100%) 177770 CAUV # 4316
144550 (35%) 62220

Call Back: Sign: PSN Date: 2015-04-27 Lister: 28-070001.0000-v082020R