

MARION TWP
UPPER SCIOTO SD

00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-070003.0000
K03

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 PT SE1/4 PT NE1/4 S7
0756 CR 80	8WD 145.12A
ALGER OH 45812	\$0

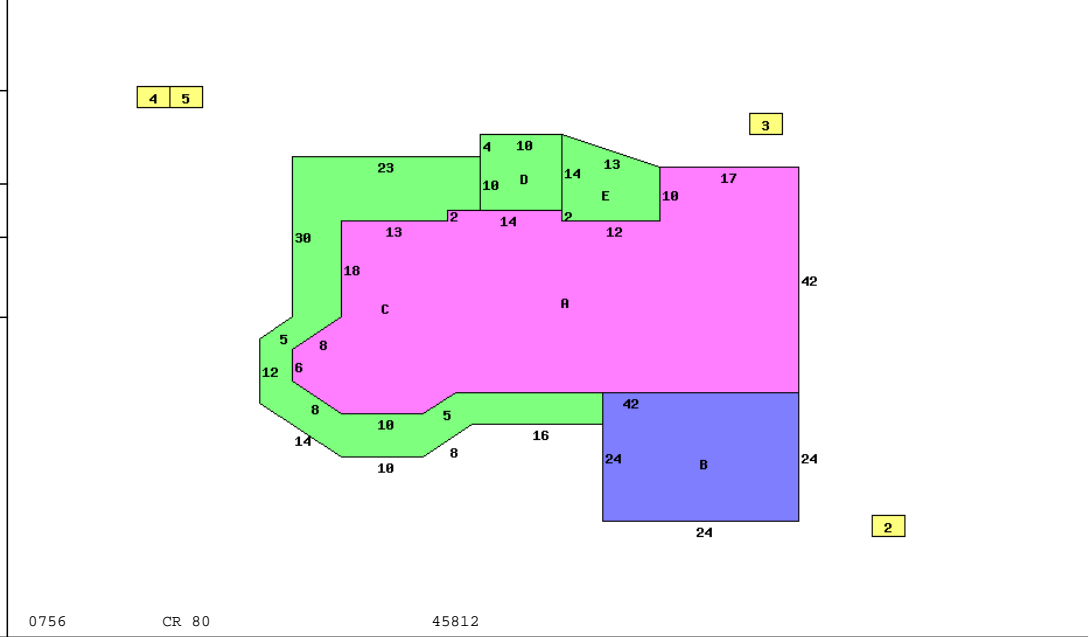
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	145.1200	145.1200	145.1200	145.1200	
Land100%	718800	786630	786630	786630	786620
Bldg100%	263260	309510	309510	309510	309500
Totl100%	982060t	1096140t	1096140t	1096140t	1096120t
Cauv100%	162490	325940	325940	325940	325950
Tax Value:					
Land 35%	56870	114080	114080	114080	275320
Bldg 35%	92140	108330	108330	108330	108330
Totl 35%	149010t	222410t	222410t	222410t	383640t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	5783.60	7905.90	7650.48	7639.14	
Cauv Sav	7557.38	5731.56	5546.34	5538.12	
Sp-Asmnt	318.15	318.15	736.06	736.06	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	B	F	M	2110			GRAGE
		F	G	576	13820		GRAGE
		OFF	P	728	21840		PORCH
		PAT	P	140	420		PORCH
		DK	P	156	2340		PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
83	8	2020-03-02	COOK RENTAL PROPERTY LLC	8WD *	0	718200	217260
81	2	1999-02-26	HERVEY DORTHA	2CT *	0	145200	200
101	2	1999-02-26	COOK R WILLIAM & CYNTHIA	2WD	270300	145200	200
1058	2	1993-10-25	HERVEY DORTHA	2QC *	0	0	133910
1058	2	1993-10-25	HERVEY DORTHA	2QC *	0	0	133910

Year	Land	Bldg	Total	Net Tax
2021	56870	92140	149010	6125.14
2020	56870	92140	149010	6122.96

Project	ben acres	%	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
171 COTTONWOOD JT. DITCH #958 -			XA/2025
910 COTTONWOOD CONSERVANCY			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025



0756 CR 80 45812

Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	1	Sq-Ft Value
Floor Level	Main	FRAME 2110 142810
	Basement	2110 38890
	Subtotal	181700
Shingle	Roof	GABLE 181700
	B 1 2 U A	
Plaster/Drywall	D	Air Conditioning 3670
Unfinished Wall	X	Plumbing 2100
Floor/Carpet	X	Garages and Carpports 13820
Floor/Tile-Lino	X	Extra Features 27080
Number of Rooms	1 7	Total Value 228370
Bedrooms	2	
Central Heat	A	PUB ELECTRIC
FORCED AIR		PRIV WATER
Central A/C	A	PRIV SEWER
Plumbing		PUB PAVED ST/RD
Standard	1	Topo: ROLLING
Extra 3 Fixture	1	Neighborhood:
		Code: 2800
		Dwl/Gar/NC% 1.2000

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Blt/Renov	Grade	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 B F	2110	2110		B-	2000AV	274040	.22			256500
2 Garage	P	24X32	768		C	2003AV	20740	.50			12440
3 Pool	*PP		0			OLD/	0				0
4 Pole Build		40X80	3200		C	2011AV	48000	.35			31200
5 P	OFFP	10X48	480		C	2011AV	14400	.35			9360
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv					
C 1	BOA BLOUNT SILT LOAM 0-	43.7320	6030	263700	2660	116330					
C 2	BOB BLOUNT SILT LOAM, 2	5.2404	5770	30240	2360	12370					
C 14	GWB GLYNWOOD SILT LOAM	2.1964	5400	11860	1750	3840					
C 15	GYB2 GLYNWOOD CLAY LOAM	12.3222	5020	61860	1230	15160					
C 16	GVC2 GLYNWOOD CLAY LOAM	20.7716	4750	98670	1050	21810					
C 17	HKA HASKINS SILT LOAM 0	3.6239	5900	21380	2950	10690					
C 52	PKA PEWAMO SICL 0-1% SL	31.0076	6490	201240	3560	110390					
W 1	BOA BLOUNT SILT LOAM 0-	11.2124	3610	40480	770	8630					
W 2	BOB BLOUNT SILT LOAM, 2	.3207	3130	1000	470	150					
W 14	GWB GLYNWOOD SILT LOAM	.0488	2830	140	750	40					
W 15	GYB2 GLYNWOOD CLAY LOAM	.6680	1830	1220	230	150					
W 16	GVC2 GLYNWOOD CLAY LOAM	4.5309	1460	6620	230	1040					
W 52	PKA PEWAMO SICL 0-1% SL	6.1496	5370	33020	1670	10270					
C 670	HSITE HOMESITE	1.0000	15000	15000	15000	15000					
C 51	WSTL WASTE LAND	1.5743	120	190	50	80					
980	ROAD ROAD	.7212									

Call Back: Sign: PSN Date: 2015-04-27 Lister: 28-070003.0000-v082020R