

MARION TWP
UPPER SCIOTO SD

00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-070004.0000
K01

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 NE 1/4 NE 1.4 S7 3.01A
0928 CR 80	8WD	
ALGER OH 45812	\$0	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	3.0100	3.0100	3.0100	3.0100	
Land100%	20890	24060	24060	24060	24060
Bldg100%	139090	174890	174890	174890	174890
Totl100%	159970t	198940t	198940t	198940t	198940t
Cauv100%	13370	17400	17400	17400	17400
Tax Value:					
Land 35%	4680	6090	6090	6090	8420
Bldg 35%	48680	61210	61210	61210	61210
Totl 35%	53360t	67300t	67300t	67300t	69630t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	2071.08	2392.30	2314.98	2311.56	
Cauv Sav	102.10	82.80	80.14	80.02	
Sp-Asmnt	28.97	28.97	60.85	60.85	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	F	M		840			
1	F/C	A		468			ADDTN
	DK	P		216	3240		PORCH
	FPF	P		156	6240		PORCH
	F2	G		576	13820		GRAGE
	OFFP	P		144	4320		PORCH

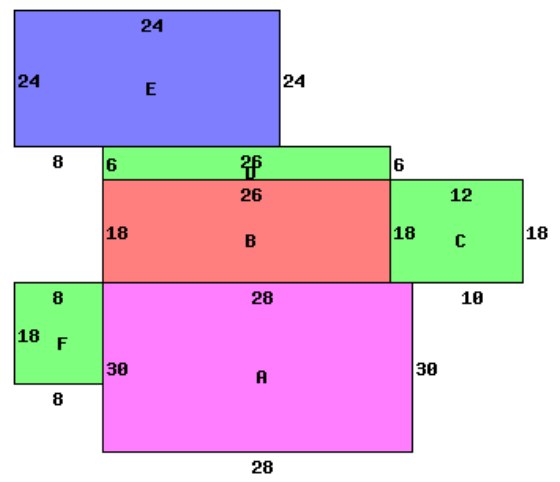
This is being farmed with the rest of the farm.

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
83	8	2020-03-02	COOK RENTAL PROPERTY LLC	8WD *	0	20310	115830
275	1	2010-06-14	COOK DEANNA R & JODI L	1WD	23000	15090	121400
206	4	2010-06-14	COOK RICHARD W	4WD *	0	15090	121400
205	1	2010-06-14	COOK RICHARD W ETAL	1CT *	0	15090	121400
4	5	2009-01-06	COOK RICHARD W ETAL	5CT *	0	15090	121400
1144	4	1995-11-21	COOK RICHARD W ETAL	4CT *	0	101110	72910
752	1	1991-09-18	COOK JOYCE L	1UN *	0	0	159310
739	0	1987-08-27			0	0	159310

Year	Land	Bldg	Total	Net Tax
2021	4680	48680	53360	2193.38
2020	4680	48680	53360	2224.58

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

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0928 CR 80 45812

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level			
	Main	FRAME	1308 104840
	Full Upper	FRAME	840 59620
	Basement		420 8070
	Subtotal		172530
Shingle	Roof	GAMBREL	
Plaster/Drywall	X X	Fireplaces	2000
Unfinished Wall	X	Plumbing	2100
Floor/Pine	X X	Garages and Carports	13820
Number of Rooms	6	Extra Features	13800
Bedrooms	2	Total Value	204250
Fireplace		PUB ELECTRIC	
Openings	1	PRIV WATER	
Stacks	1	PRIV SEWER	
Central Heat	A	PUB PAVED ST/RD	
FORCED AIR			
Plumbing		Neighborhood:	
Standard	1	Code:	2800
Extra 3 Fixture	1	Dwl/Gar/NC%	1.2000

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 B F		2148		C	OLD/GD		204250	.40		147060
2 Pole Build		72X92	6624		C	1977AV		79490	.65		27820
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv					
C 14	GWB GLYNWOOD SILT LOAM	.7164	5400	3870	1750	1250					
C 16	GVC2 GLYNWOOD CLAY LOAM	1.0930	4750	5190	1050	1150					
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000					
980	ROAD ROAD	.2006									

		3.01		24060	(100%)	17400	CAUV # 4316
				8420	(35%)	6090	