

MARION TWP
UPPER SCIOTO SD

Hardin County, Ohio
Michael T. Bacon, Auditor

28-070024.0000
K02

AGR
2025

00270

sale

2022 COOK RENTAL PROPERTY
2023 COOK RENTAL PROPERTY
2024 COOK RENTAL PROPERTY
2025 COOK RENTAL PROPERTY LL
CR 80

2020-03-02
2020-03-02
2020-03-02
2020-03-02 PT E2 NE4 & PT E2 SE4 S7
8WD 96.99A
\$0

Orig Tax Year 2001
Parent: 28-070004.0000

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

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	199	199	199	199	199
Acres	96.9900	96.9900	96.9900	96.9900	
Land100%	501800	548260	548260	548260	548260
Bldg100%				0	
Totl100%	501800t	548260t	548260t	548260t	548260t
Cauv100%	130060	249540	249540	249540	249530

Tax Value:

Land 35%	45520	87340	87340	87340	191890
Bldg 35%					0
Totl 35%	45520t	87340t	87340t	87340t	191890t
Hmstd35%					
Owner 0c					
Hmstd RB					
Net Tax	1766.78	3104.66	3004.32	2999.86	
Cauv Sav	5050.04	3716.38	3596.32	3591.00	
Sp-Asmnt	158.05	158.05	379.16	379.16	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
83	8	2020-03-02	COOK RENTAL PROPERTY LLC	8WD *	0	501800	0
206	4	2010-06-14	COOK RICHARD W	4WD *	0	207290	0
4	5	2009-01-06	COOK RICHARD W ETAL	5CT *	0	207290	0
96	4	2000-03-16	COOK LAURA ETAL	4QC *	0	0	0

Year	Land	Bldg	Total	Net Tax
2021	45520	0	45520	1871.12
2020	45520	0	45520	1897.74

ben acres / % factor

171 COTTONWOOD JT. DITCH #958 - XA/2025
902 MAIN DISTRICT CONSERVANCY XA/2025
910 COTTONWOOD CONSERVANCY XA/2025

CR 80

PUB PAVED ST/RD

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

1	Bldg Type	SHB+Cons	DixHt	FtxFt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace	Phy	Fnc	True
	POND	*.384AC			0			OLD/		Value	Dpr	Dpr	Value
Tab #	S O I L					Acres		Mkt/Ac		Market	Au/Ac		Cauv
C 1	BOA BLOUNT SILT LOAM 0-					27.2454		6030		164290	2660		72470
C 2	BOB BLOUNT SILT LOAM, 2					4.8735		5770		28120	2360		11500
C 14	GWB GLYNWOOD SILT LOAM					.4327		5400		2340	1750		760
C 15	GYB2 GLYNWOOD CLAY LOAM					2.4375		5020		12240	1230		3000
C 16	GYC2 GLYNWOOD CLAY LOAM					16.0613		4750		76290	1050		16860
C 52	PKA PEWAMO SICL 0-1% SL					40.5656		6490		263270	3560		144410
W 1	BOA BLOUNT SILT LOAM 0-					.1817		3610		660	770		140
W 52	PKA PEWAMO SICL 0-1% SL					.0891		5370		480	1670		150
C 51	WSTL WASTE LAND					4.7430		120		570	50		240
980	ROAD ROAD					.3602							
										96.99	548260	(100%)	249530
											191890	(35%)	87340
												CAUV #	4316

Call Back: Sign: PSN Date: 2015-04-27 Lister: 28-070024.0000-v082020R