

MARION TWP
UPPER SCIOTO SD

00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-070024.0000
K02

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 E2 NE4 & PT E2 SE4 S7
CR 80	8WD 96.99A
\$0	

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	199	199	199	199	199	199
Acres	96.9900	96.9900	96.9900	96.9900	96.9900	
Land100%	501800	548260	548260	548260	249540	548260
Bldg100%					0	
Totl100%	501800t	548260t	548260t	548260t	249540t	548260t
Cauv100%	130060	249540	249540	249540		249530
Tax Value:						
Land 35%	45520	87340	87340	87340	87340	191890
Bldg 35%						0
Totl 35%	45520t	87340t	87340t	87340t	87340t	191890t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	1766.78	3104.66	3004.32	2999.86	2999.86	
Cauv Sav	5050.04	3716.38	3596.32	3591.00		
Sp-Asmnt	158.05	158.05	379.16	379.16		

Orig Tax Year 2001
Parent: 28-070004.0000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
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

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

Bldg	Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1	POND	*.384AC	FtxFt	0	Rate		Cond	Value	Dpr	Dpr	Value
							OLD/	0			0
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	GVC2 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 CAUV # 4316
191890 (35%) 87340

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