MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-070024.0000 AGR
K02 2026

sale

2023 COOK RENTAL PROPERTY	2020-03-02	
2024 COOK RENTAL PROPERTY	2020-03-02	
2025 COOK RENTAL PROPERTY	2020-03-02	
2026 COOK RENTAL PROPERTY LL	2020-03-02 PT E2 NE4 & PT E2 SE4 S7	
CR 80	8WD 96.99A	
	$0	

Orig Tax Year 2001
Parent: 28-070004.0000

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	199	199	199	199	0	199	199	199
Acres	96.9900	96.9900	96.9900	96.9900	96.9900			
Land100%	548260	548260	548260	548260		548260	794890	794880
Bldg100%				0				
Totl100%	548260t	548260t	548260t	548260t		548260t	794890t	794880t
Cauv100%	249540	249540	249540	249540		548260	794890	237990
Tax Value:								
Land 35%	87340	87340	87340	87340		87340	83300	278210
Bldg 35%								0
Totl 35%	87340t	87340t	87340t	87340t		87340t	83300t	278210t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	3104.66	3004.32	2999.86	2999.86	2999.86			
Cauv Sav	5050.04	3716.38	3596.32	3591.00				
Sp-Asmnt	158.05	379.16	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
2022	45520	0	45520	1766.78
2021	45520	0	45520	1871.12

p r o j e c t		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% 1.7000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	POND	*.384AC		0			OLD/	0			0

Tab #		S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-	27.2454	8740	238120	2550	69480
C 2	BOB	BLOUNT SILT LOAM, 2	4.8735	8370	40790	2230	10870
C 14	GWB	GLYNWOOD SILT LOAM	.4327	7830	3390	1630	710
C 15	GYB2	GLYNWOOD CLAY LOAM	2.4375	7280	17750	1110	2710
C 16	GYC2	GLYNWOOD CLAY LOAM	16.0613	6890	110660	870	13970
C 52	PKA	PEWAMO SICL 0-1% SL	40.5656	9410	381720	3450	139950
W 1	BOA	BLOUNT SILT LOAM 0-	.1817	5230	950	230	40
W 52	PKA	PEWAMO SICL 0-1% SL	.0891	7790	690	230	20
C 51	WSTL	WASTE LAND	4.7430	170	810	50	240
980	ROAD	ROAD	.3602				
			96.99		794880	(100%)	237990
					278210	(35%)	83300

CAUV # 4316

Call Back: Sign: PSN Date: 2015-04-27 Lister:

28-070024.0000-v082020R