

MARION TWP
UPPER SCIOTO SD

00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-080037.0000
M28

AGR
2025

sale

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

2022 DYER GORDON ALAN & DI	2016-02-05
2023 DYER GORDON ALAN & DI	2016-02-05
2024 DYER GORDON ALAN & DI	2016-02-05
2025 DYER GORDON ALAN & DIAN	2016-02-05 PT NW4 S8 19.973A
1210 CR 80	ISD
ALGER OH 45812	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	19.9730	19.9730	19.9730	19.9730	100060
Land100%	90430	100060	100060	100060	242450
Bldg100%	211830	242460	242460	242460	342510t
Totl100%	302260t	342510t	342510t	342510t	41340
Cauv100%	22200	41340	41340	41340	

Orig Tax Year 2008
Parent: 28-080002.0000

Tax Value:	7770	14470	14470	14470	35020
Land 35%	74140	84860	84860	84860	84860
Bldg 35%	81910t	99330t	99330t	99330t	119880t
Totl 35%	73040	82340	82340	82340	
Hmstd35%	73.52	68.00	64.42	64.44	
Owner Oc			329.46	340.70	hmstd 5250 l 77090 b
Hmstd RB	3105.70	3462.84	3022.88	3006.54	
Net Tax	926.88	730.48	706.88	705.86	
Cauv Sav	22.25	22.25	79.21	79.21	
Sp-Asmnt					

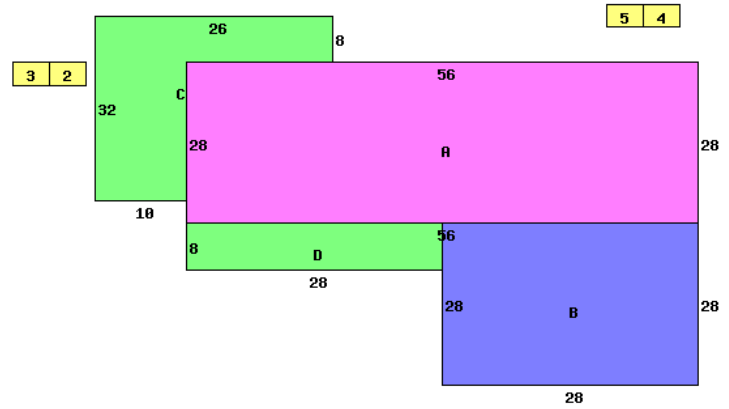
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 B	F	M		1568			GRAGE
	F	G		784	18820		PORCH
	PAT	P		448	1340		PORCH
	CAN	P		224	1790		PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
40	1	2016-02-05	DYER GORDON ALAN & DIANNE	ISD *	0	58800	0
418	1	2007-08-15	DYER GORDON ALAN	1WD	59919	0	0

Year	Land	Bldg	Total	Net Tax
2021	7770	73380	81150	3258.54
2020	7770	73380	81150	3304.94

project	ben acres	%	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025
910 COTTONWOOD CONSERVANCY			XA/2025

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1210 CR 80 45812

Occupancy 1 Single Family				*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value		
Floor Level	Main	FRAME	1568	123200	
	Basement		1568	29010	
	Subtotal			152210	
Shingle	Roof	GABLE			
	B 1 2 U A				
Plaster/Drywall	D	1200 sq ft	Basement Finish	12760	
Unfinished Wall	X		Air Conditioning	2780	
Floor/Hardwood	X		Plumbing	3500	
Floor/Carpet	X		Garages and Carpports	18820	
Floor/Tile-Lino	T		Extra Features	3130	
Number of Rooms	3 5		Total Value	193200	
Bedrooms	2 3				
Insulation	X		PUB ELECTRIC		
Central Heat	X		PRIV WATER		
F/A LP			PRIV SEWER		
Central A/C	A		PUB PAVED ST/RD		
Plumbing			Neighborhood:		
Standard	1		Code:	2800	
Extra 3 Fixture	1		Dwl/Gar/NC%	1.2000	
Extra 2 Fixture	1				

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 B F		2768		C	2017AV		193200	.05		220250
2 Pole Build		36X48	1728		C	2016AV		20740	.25		15560
3 P	CAN	12X48	576		C	2016AV		4610	.25		3460
4 POND	*1AC		0			OLD/		0			0
5 P	DK		120		C	2017AV		1800	.20		1440
6 Lean-To		16X20	320		D	2020AV		2050	.15		1740

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	1.4623	6030	8820	2660	3890
C 2	BOB BLOUNT SILT LOAM, 2	1.6018	5770	9240	2360	3780
C 14	GWB GLYNWOOD SILT LOAM	6.8044	5400	36740	1750	11910
C 16	GVC2 GLYNWOOD CLAY LOAM	6.3004	4750	29930	1050	6620
C 51	WSTL WASTE LAND	2.7869	120	330	50	140
980	ROAD ROAD	.0172				
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000

19.973 100060 (100%) 41340 CAUV # 3528
35020 (35%) 14470

Call Back:

Sign: PSN Date: 2018-05-30 Lister:

28-080037.0000-v082020R