

MARION TWP
UPPER SCIOTO SD

00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-090002.0000
004

AGR
2025

sale

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

2022 PRATT CHARLOTTE A TRU	2014-04-07
2023 PRATT CHARLOTTE A TRU	2014-04-07
2024 PRATT CHARLOTTE A TRU	2014-04-07
2025 PRATT CHARLOTTE A TRUST	2014-04-07 PT E1/2 NW1/4 S9 76.373A
2366 CR 80	1QC
ALGER OH 45812	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	76.3730	76.3730	76.3730	76.3730	
Land100%	415600	455400	455400	455400	455390
Bldg100%	73400	87170	87170	87170	87170
Totl100%	489000t	542570t	542570t	542570t	542560t
Cauv100%	113660	207940	207940	207940	207950
Tax Value:					
Land 35%	39780	72780	72780	72780	159390
Bldg 35%	25690	30510	30510	30510	30510
Totl 35%	65470t	103290t	103290t	103290t	189900t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	2541.12	3671.62	3552.98	3547.70	
Cauv Sav	4101.82	3078.66	2979.22	2974.82	
Sp-Asmnt	368.34	395.74	477.74	505.14	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1HB	F	M		672		b	PORCH
	DK	P		140	2100	c	ADDTN
	F/C	A		252		d	ADDTN
	F/C	A		98		e	PORCH
	DK	P		358	5370		

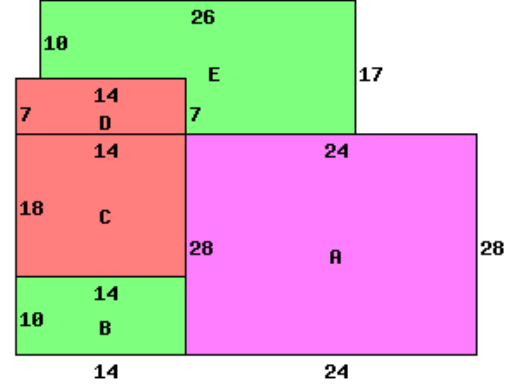
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
166	1	2014-04-07	PRATT CHARLOTTE TRUSTEE	1QC *	0	232630	53830
3	1	2009-01-06	PRATT CHARLOTTE ANN	1CT *	0	175170	61690
162	1	2000-04-27	PRATT CHARLOTTE A & LARR	1QC *	0	117310	45230
753	1	1991-09-18		1UN *	0	0	110510

Year	Land	Bldg	Total	Net Tax
2021	33170	25690	58860	2419.48
2020	33170	25690	58860	2453.88

Project		ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY			
176	BRANSTETTER - SCIOTO			
272	COOK DITCH - SCIOTO RIVER MA			
500	HARDIN COUNTY LANDFILL			
910	COTTONWOOD CONSERVANCY			

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2366 CR 80 45812

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1H	Sq-Ft Value
Floor Level	1022 102860
Main	FRAME 672 32160
Part Upper	FRAME 672 12730
Basement	
Subtotal	147750
Metal	Roof GABLE
Plaster/Drywall	X X Heating -790
Unfinished Wall	X X Extra Features 7470
Floor/Pine	X X Total Value 154430
Floor/Carpet	X
Number of Rooms	1 4 3 PUB ELECTRIC
Bedrooms	3 PRIV WATER
Central Heat	X PUB PAVED ST/RD
FORCED AIR	Topo: ROLLING
Plumbing	
Standard	1 Neighborhood: 2800
	Code: 2800
	Dwl/Gar/NC% 1.2000

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1HB F		1694		C-	1920AV	138990	.55		75050
2 Shed		45X75	3375		C	1950FR	32400	.70	.50	4860 1 SIDE OPN
3 Garage		24X30	720		C	1980AV	17280	.65		7260
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv				
C 1	BOA BLOUNT SILT LOAM 0-	4.3875	6030	26460	2660	11670				
C 2	BOB BLOUNT SILT LOAM, 2	30.4887	5770	175920	2360	71950				
C 26	MF MILFORD SILTY CLAY	5.2280	6900	36070	3800	19870				
C 16	GVC2 GLYNWOOD CLAY LOAM	.2622	4750	1250	1050	280				
C 52	PKA PEWAMO SICL 0-1% SL	24.4826	6490	158890	3560	87160				
W 2	BOB BLOUNT SILT LOAM, 2	1.2160	3130	3810	470	570				
W 52	PKA PEWAMO SICL 0-1% SL	.0015	5370	10	1670					
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000				
C 51	WSTL WASTE LAND	.3084	120	40	50	20				
980	ROAD ROAD	1.2881								
970	DROW DITCH RIGHT OF WAY	1.5300								
C 1	BOA BLOUNT SILT LOAM 0-	.9325	6030	5620	230	220				
C 2	BOB BLOUNT SILT LOAM, 2	2.6834	5770	15480	230	620				
C 26	MF MILFORD SILTY CLAY	.4645	6900	3210	230	110				
C 52	PKA PEWAMO SICL 0-1% SL	2.0996	6490	13630	230	480				
		76.373		455390	(100%)	207950				CAUV # 3577
				159390	(35%)	72780				