MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-090002.0000 AGR
004 2026

sale

2023	PRATT CHARLOTTE A TRU	2014-04-07
2024	PRATT CHARLOTTE A TRU	2014-04-07
2025	PRATT CHARLOTTE A TRU	2014-04-07
2026	PRATT CHARLOTTE A TRUST	2014-04-07 PT E1/2 NW1/4 S9 76.373A
	2366 CR 80	1QC
		$0
	ALGER OH 45812	

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

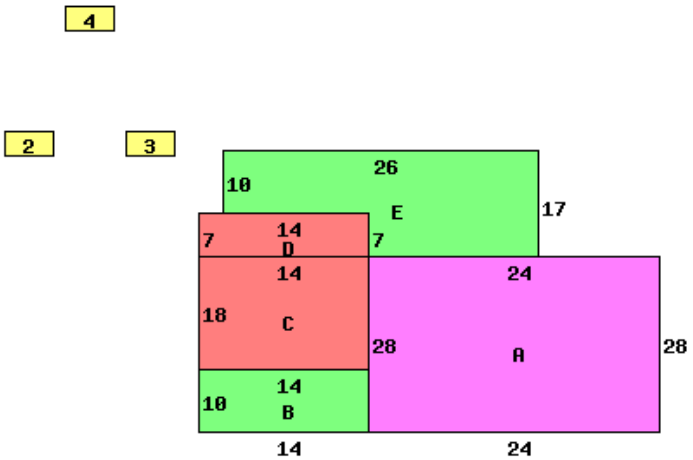
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	76.3730	76.3730	76.3730	76.3730	76.3730			
Land100%	455400	455400	455400	455400		455400	660400	660410
Bldg100%	87170	87170	87170	87170		87170	141540	141530
Totl100%	542570t	542570t	542570t	542570t		542570t	801940t	801940t
Cauv100%	207940	207940	207940	207940		455400	660400	206600
Tax Value:								
Land 35%	72780	72780	72780	72780		72780	72310	231140
Bldg 35%	30510	30510	30510	30510		30510	49540	49540
Totl 35%	103290t	103290t	103290t	103290t		103290t	121850t	280680t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	3671.62	3552.98	3547.70	3547.70	3547.70			
Cauv Sav	4101.82	3078.66	2979.22	2974.82				
Sp-Asmnt	395.74	477.74	505.14	505.14				

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

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
2022	39780	25690	65470	2541.12
2021	33170	25690	58860	2419.48

project		ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2025		
176	BRANSTETTER - SCIOTO	XA/2025		
272	COOK DITCH - SCIOTO RIVER MA	XA/2025		
500	HARDIN COUNTY LANDFILL	XA/2025		
910	COTTONWOOD CONSERVANCY	XA/2025		



2366 CR 80 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1022	102860
	Part Upper	FRAME	672	32160
	Basement		672	12730
	Subtotal			147750
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall		X	X	
Unfinished Wall	X			
Floor/Pine		X	X	
Floor/Carpet		X		
Number of Rooms	1	4	3	
Bedrooms			3	
Central Heat		X		
FORCED AIR				
Plumbing				
Standard	1			

Heating	-790
Extra Features	7470
Total Value	154430
PUB ELECTRIC	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Topo: ROLLING	
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	DWELLING	1HB F		1694		C-	1920AV	138990	.55		106330	
2	Shed		45X75	3375		C	1950FR	32400	.70	.50	4860	1 SIDE OPN
3	Garage		24X30	720		C	1980AV	17280	.65		10280	
4	Pole Barn		40X44	1760		C	2023AV	21120	.05		20060	

Tab	#	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA	BLOUNT SILT LOAM 0-	4.3875	8740	38350	2550	11190
C	2	BOB	BLOUNT SILT LOAM, 2	30.4887	8370	255190	2230	67990
C	26	MF	MILFORD SILTY CLAY	5.2280	10010	52330	3680	19240
C	16	GYC2	GLYNWOOD CLAY LOAM	.2622	6890	1810	870	230
C	52	PKA	PEWAMO SICL 0-1% SL	24.4826	9410	230380	3450	84470
W	2	BOB	BLOUNT SILT LOAM, 2	1.2160	4540	5520	230	280
W	52	PKA	PEWAMO SICL 0-1% SL	.0015	7790	10	230	
	670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
C	51	WSTL	WASTE LAND	.3084	170	50	50	20
	980	ROAD	ROAD	1.2881				
	970	DROW	DITCH RIGHT OF WAY	1.5300				
C	1	BOA	BLOUNT SILT LOAM 0-	.9325	8740	8150	230	220
C	2	BOB	BLOUNT SILT LOAM, 2	2.6834	8370	22460	230	620
C	26	MF	MILFORD SILTY CLAY	.4645	10010	4650	230	110
C	52	PKA	PEWAMO SICL 0-1% SL	2.0996	9410	19760	230	480
				76.373		660410	(100%)	206600
						231140	(35%)	72310

CAUV # 3577

Call Back: Sign: PSN Date: 2015-06-28 Lister:

28-090002.0000-v082020R