

MARION TWP
UPPER SCIOTO SD

00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-110005.0000
S23

AGR
2025

sale

2022 VAN DYNE CHARLES	2003-01-09
2023 VAN DYNE CHARLES	2003-01-09
2024 VAN DYNE CHARLES	2003-01-09
2025 VAN DYNE CHARLES	2003-01-09 PT N 1/4 S11 50.72A
4794 CR 80	1CT SEE PCL 28-110005.01 FOR
ALGER OH 45812	\$0 REST OF SPECIAL ASSESSMEN

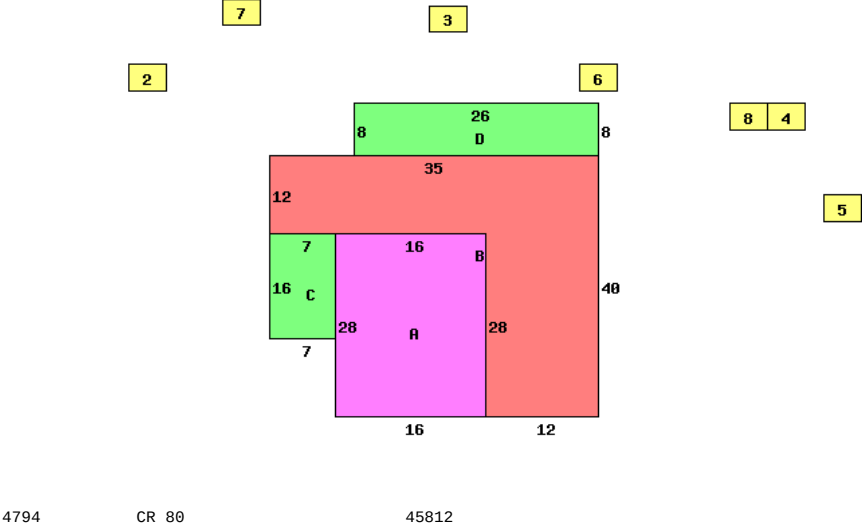
Eff Rate:-	42.84	38.85	37.53	37.53	a/r
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	50.7200	50.7200	50.7200	50.7200	309050
Land100%	281710	309060	309060	309060	85690
Bldg100%	63030	85690	85690	85690	394740t
Totl100%	344740t	394740t	394740t	394740t	149220
Cauv100%	79830	149230	149230	149230	
Tax Value:					
Land 35%	27940	52230	52230	52230	108170
Bldg 35%	22060	29990	29990	29990	29990
Totl 35%	50000t	82220t	82220t	82220t	138160t
Hmstd35%	24190	31960	31960	31890	
Owner Oc	24.34	26.40	25.00		
Hmstd RB	330.82	318.38	329.46		hmstd 5250 l 26640 b
Net Tax	1585.52	2577.86	2473.76		
	2742.56	1988.46	1924.22		
Sp-Asmnt	131.87	132.99	125.65		

SHB+ 1H 1	CONS F/C F/C OFP EFP	TYPE M A P	FACT	SQ-FT 448 756 112 208	VALUE 3360 8320	a b c d	*MAIN ADDTN PORCH PORCH
-----------	----------------------	------------	------	-----------------------	-----------------	---------	-------------------------

Sale# 14	#p 1	sale date 2003-01-09	To VAN DYNE CHARLES	Type/Invalid? 1CT *	Sale\$ 0	co:land 90860	co:bldg 59460
----------	------	----------------------	---------------------	---------------------	----------	---------------	---------------

Year 2021 2020	Land 27940 27940	Bldg 22060 22060	Total 50000 50000	Net Tax 1679.08 1703.00
----------------	------------------	------------------	-------------------	-------------------------

p r o j e c t	ben acres	/ %	factor
500 HARDIN COUNTY LANDFILL			XA/2025
110 HOG CREEK MAINLINE - HOG CR.			XA/2025
120 STOLL - HOG CREEK			XA/2025
291 GRIFFITH DITCH - HOG CREEK M			XA/2025
321 POWELL - HOG CREEK			XA/2025
577 OTTAWA RIVER PROJECT MAINT			XA/2021



Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1T	Sq-Ft Value
Floor Level	1204 103090
Main Part Upper Subtotal	448 24730 127820
Shingle	Roof GABLE
Plaster/Drywall	X X Fireplaces 2000
Panelled Wall	X X Extra Features 11680
Floor/Pine	X X Total Value 141500
Floor/Carpet	X X
Number of Rooms	4 2 PUB ELECTRIC
Bedrooms	1 2 PRIV WATER
Fireplace	1 PUB SEWER
Openings	1 PUB PAVED ST/RD
Stacks	1 Neighborhood:
Central Heat	A Code: 2800
FORCED AIR	Dwl/Gar/NC% 1.2000
Plumbing	
Standard	1

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1H F/C		1652		C-	OLD/AV	127350	.55		68770
2	Garage		26X28	728		C	1960AV	17470	.65		7340
3	Flat Barn		25X40	1000		D	1920FR	9600	.80	.50	960
4	Shed		18X22	396		D	OLD/FR	3800	.70		1140
5	Shed		12X14	168		D	OLD/FR	1610	.70		480
6	Shed	*PP 0	8X12	96			OLD/FR	0			0
7	Pole Build		36X45	1620		C	1984AV	19440	.65		6800
8	P	*SV CAN	14X16	224			OLD/PR	200			200
Tab #	S O I L				Acres	Mkt/Ac	Market	Au/Ac			Cauv
C 1	BOA	BLOUNT	SILT	LOAM 0-	12.9300	6030	77970	2660			34390
C 2	BOB	BLOUNT	SILT	LOAM, 2	23.2200	5770	133980	2360			54800
C 39	PM	PEWAMO	SILTY	CLAY L	12.6500	6490	82100	3560			45030
670	HSITE	HOMESITE			1.0000	15000	15000	15000			15000
980	ROAD	ROAD			.9200						
					50.72		309050	(100%)			149220
							108170	(35%)			52230
										CAUV #	1011

Call Back:

Sign: PSN Date: 2015-07-02 Lister:

28-110005.0000-v082020R