

MARION TWP
UPPER SCIOTO SD

00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-110005.0000
S23

AGR
2025

sale

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

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

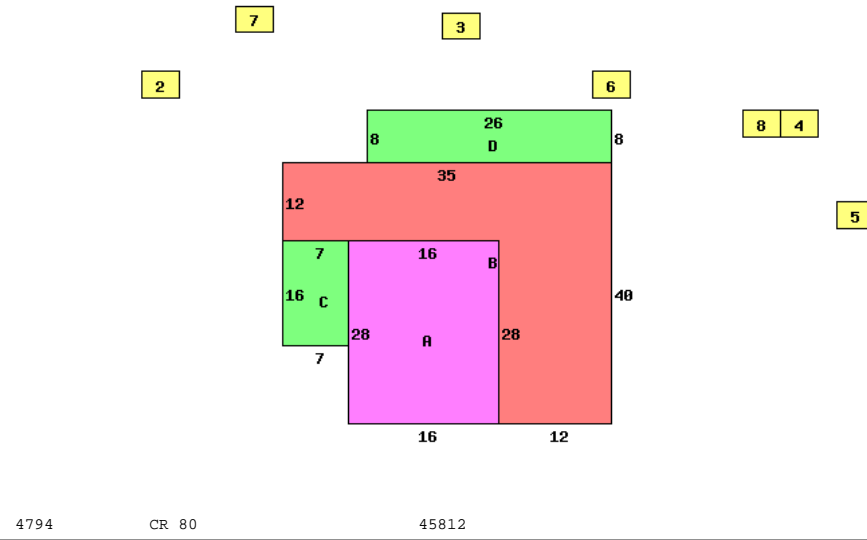
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	50.7200	50.7200	50.7200	50.7200	
Land100%	281710	309050	309060	309060	309050
Bldg100%	63030	85690	85690	85690	85690
Totl100%	344740t	394740t	394740t	394740t	394740t
Cauv100%	79830	149230	149230	149230	149220
Tax Value:					
Land 35%	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	24.96	
Hmstd RB	330.82	318.38	329.46	340.70	hmstd 5250 1 26640 b
Net Tax	1585.52	2577.86	2473.76	2458.38	
Cauv Sav	2742.56	1988.46	1924.22	1921.36	
Sp-Asmnt	131.87	132.99	125.65	340.70	

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

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

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

Project	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



4794 CR 80 45812

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

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
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		CAUV # 1011	
				108170	(35%)	52230			