MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-110005.0000 AGR
S23 2026

sale

2023 VAN DYNE CHARLES	2003-01-09	
2024 VAN DYNE CHARLES	2003-01-09	
2025 VAN DYNE CHARLES	2003-01-09	
2026 VAN DYNE CHARLES	2003-01-09 PT N 1/4 S11 50.72A	
4794 CR 80	1CT SEE PCL 28-110005.01 FOR	
	$0 REST OF SPECIAL ASSESSMEN	
ALGER OH 45812		

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

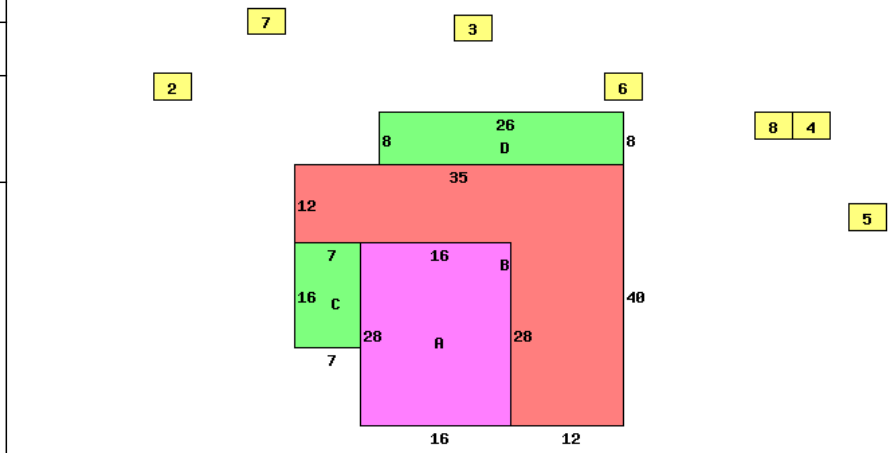
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	50.7200	50.7200	50.7200	50.7200	50.7200			
Land100%	309060	309060	309060	309060		309060	448140	448150
Bldg100%	85690	85690	85690	85690		85690	117400	117390
Totl100%	394740t	394740t	394740t	394740t		394740t	565540t	565540t
Cauv100%	149230	149230	149230	149230		309060	448140	150140
Tax Value:								
Land 35%	52230	52230	52230	52230		52230	52550	156850
Bldg 35%	29990	29990	29990	29990		29990	41090	41090
Totl 35%	82220t	82220t	82220t	82220t		82220t	93640t	197940t
Hmstd35%	31960	31960	31890	31890		31890	45340	
Owner Oc	26.40	25.00	24.96	24.96	24.96	hmstd 5250 l	26640 b	
Hmstd RB	318.38	329.46	340.70	340.70	340.70			
Net Tax	2577.86	2473.76	2458.38	2458.38	2458.38			
Cauv Sav	2742.56	1988.46	1924.22	1921.36				
Sp-Asmnt	132.99	125.65	340.70	340.70				

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

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

Year	Land	Bldg	Total	Net Tax
2022	27940	22060	50000	1585.52
2021	27940	22060	50000	1679.08

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

			Sq-Ft	Value
Story Height 1T				
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%	1.7000
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		97420
2	Garage			26X28	728		C	1960AV	17470	.65		10390
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	8740	113010	2550	32970
C	2	BOB	BLOUNT SILT LOAM, 2	23.2200	8370	194350	2230	51780
C	39	PM	PEWAMO SILTY CLAY L	12.6500	9410	119040	3450	43640
	670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
	980	ROAD	ROAD	.9200				
				50.72		448150	(100%)	150140
						156850	(35%)	52550

CAUV # 1011

Call Back: Sign: PSN Date: 2015-07-02 Lister: 28-110005.0000-v082020R