

MARION TWP
UPPER SCIOTO SD

00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-110005.0000
S23

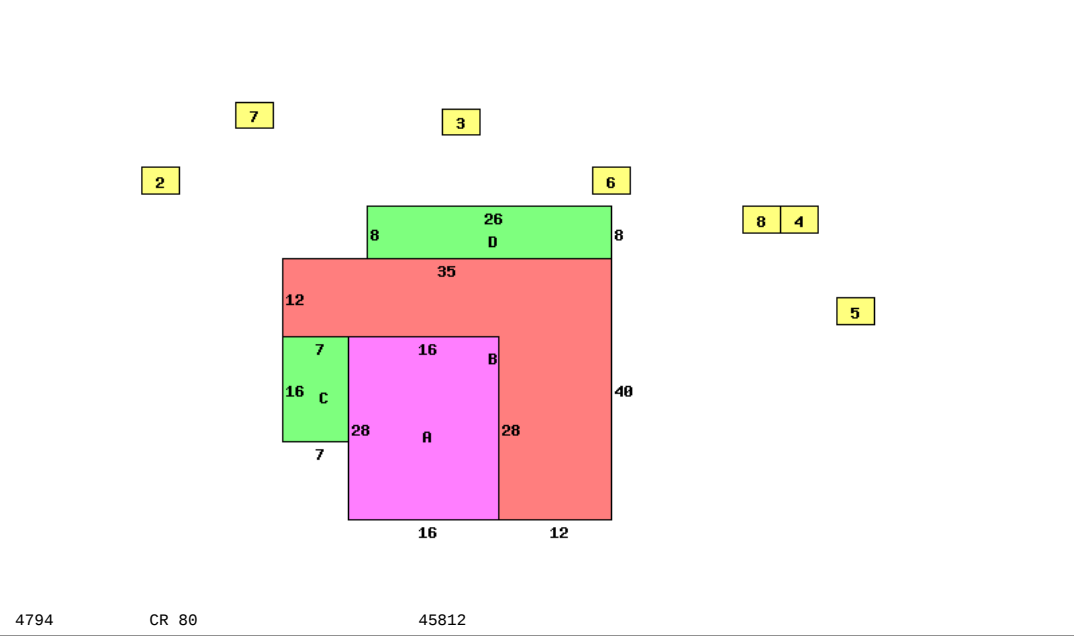
AGR
2025

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	37.48	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 0c	24.34	26.40	25.00	24.96	hmstd 5250 l 26640 b
Hmstd RB	330.82	318.38	329.46	340.70	
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+ 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			



4794 CR 80 45812

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1T	Sq-Ft	Value
Floor Level	1204	103090
Main Part Upper	448	24730
Roof Subtotal		127820
Shingle	B 1 2 U A	GABLE
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
Fireplace		PRIV 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	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace	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	CAUV # 1011
	108170	(35%)	52230	