

MARION TWP
UPPER SCIOTO SD

00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-140002.0000
E21

AGR
2025

sale

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

2022 BEAMAN BRICE S	2007-07-02
2023 BEAMAN BRICE S	2007-07-02
2024 BEAMAN BRICE S	2007-07-02
2025 BEAMAN BRICE S	2007-07-02 PT NE4,S2 SE4 NE4 S2 SW4
8347 SR 195	9QC NE4,PT SE4 LOT 5 S14
ALGER OH 45812	\$0 152.33A

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	199	199	199	199	199
Acres	152.3300	152.3300	152.3300	152.3300	
Land100%	844090	922430	922430	922430	922420
Bldg100%	44430	62860	62860	62860	63110
Totl100%	888510t	985290t	985290t	985290t	985530t
Cauv100%	232540	440340	440340	440340	440330
Tax Value:					
Land 35%	81390	154120	154120	154120	322850
Bldg 35%	15550	22000	22000	22000	22090
Totl 35%	96940t	176120t	176120t	176120t	344940t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	3762.58	6260.46	6058.18	6049.22	
Cauv Sav	8307.64	5997.76	5803.98	5795.38	
Sp-Asmnt	800.16	800.16	696.94	696.94	

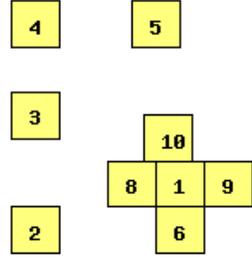
5-3-00 .292a State of Ohio easement.
 281400030000 58.40a
 281400040000 20.00a
 281400050000 4.36a
 281400060000 2.34a
 281400080000 3.00a
 281400140100 .63a
 281400250000 3.00a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
240	9	2007-07-02	BEAMAN BRICE S	9QC *	0	245740	67600
423	10	2006-10-13	BEAMAN HELEN C & BRICE S	10 *	0	245740	67600
157	9	1997-04-23	BEAMAN W & H FAMILY LIM	9QC *	0	143400	53740

Year	Land	Bldg	Total	Net Tax
2021	81390	15550	96940	3984.76
2020	81390	15550	96940	4041.46

Project	ben acres	%	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
136 COONEY - SCIOTO			XA/2025
910 COTTONWOOD CONSERVANCY			XA/2025

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8347 SR 195 45812

PUB ELECTRIC
 PRIV WATER
 PRIV SEWER
 PUB PAVED ST/RD

Neighborhood:
 Code: 2800
 Dwl/Gar/NC% 1.2000

Bldg Type	SHB+Cons	DixHt	FtxFt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 Flat Barn		1	100X30	3000		D	OLD/VG		28800	.80	.50	2880
2 Grain Bin	*PP	0	21X18	378		C	1971AV		0			0
3 Grain Bin	*PP	0	21X18	378		C	1971AV		0			0
4 Grain Bin	*PP	0	30X18	540		C	1977AV		0			0
5 Pole Build			48X64	3072		C	1995AV	36860		.60		14740
6 P	CAN		16X32	512		D	2014AV		3280	.30		2300
7 Garage	F 0		12X18	216		D	OLD/FR	4150		.70		1490
8 Lean-To		1	100X35	3500		D	2015AV	22400		.25		16800
9 Lean-To		1	100X35	3500		D	2014AV	22400		.30		15680
10 Lean-To			36X40	1440		C	2017AV	11520		.20		9220

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 29	MP MNTGMRY SLTY CLY LO	28.2460	5880	166090	3000	84740
C 35	OCA OCKLEY LOAM, 0-2% S	81.9208	5900	483330	2630	215450
C 46	SKA SLEETH SILT LOAM, 0	1.6164	5880	9500	2970	4800
C 50	WE WESTLAND CLAY LOAM	31.1958	7650	238650	4060	126660
W 29	MP MNTGMRY SLTY CLY LO	.0918	4310	400	1110	100
W 35	OCA OCKLEY LOAM, 0-2% S	2.6714	4450	11890	1630	4350
W 46	SKA SLEETH SILT LOAM, 0	.2769	4230	1170	1080	300
W 50	WE WESTLAND CLAY LOAM	1.7398	6340	11030	2170	3780
980	ROAD ROAD	1.5711				
C 51	WSTL WASTE LAND	3.0000	120	360	50	150

152.33 922420 (100%) 440330 CAUV # 3486
 322850 (35%) 154120

Call Back: Sign: PSN Date: 2015-04-22 Lister: 28-140002.0000-v082020R
 Call Back: Sign: PSN Date: 2015-04-22 Lister: