MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-170028.0000 AGR
J09 2025

sale

2022 CD WILLIAMS FAMILY PR	2016-01-28	
2023 CD WILLIAMS FAMILY PR	2016-01-28	
2024 CD WILLIAMS FAMILY PR	2016-01-28	
2025 CD WILLIAMS FAMILY PROP	2016-01-28 PT S 1/2 N 1/2 SE 1/4 S17	
8633 CR 35	8QC 31.00A	
	$0	
ALGER OH 45812		

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

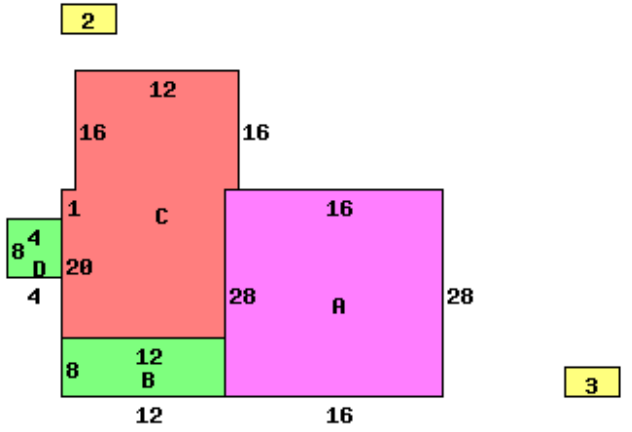
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	31.0000	31.0000	31.0000	31.0000	
Land100%	172200	189400	189400	189400	189410
Bldg100%	49140	58370	58370	58370	58360
Totl100%	221340t	247770t	247770t	247770t	247770t
Cauv100%	56060	98940	98940	98940	98950
Tax Value:					
Land 35%	19620	34630	34630	34630	66290
Bldg 35%	17200	20430	20430	20430	20430
Totl 35%	36820t	55060t	55060t	55060t	86720t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1429.12	1957.18	1893.96	1891.16	
Cauv Sav	1577.78	1125.42	1089.04	1087.42	
Sp-Asmnt	63.07	63.07	149.80	149.80	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	F/C	M		448		a	*MAIN
	OFP	P		96	2880	b	PORCH
1	F/C	A		432		c	ADDTN
	STP	P		32	130	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
30	8	2016-01-28	CD WILLIAMS FA	8QC *	0	124570	43170
292	6	2011-07-22	WILLIAMS CHARLES D & DENI	6FD	887263	72630	50090

Year	Land	Bldg	Total	Net Tax
2021	19620	17200	36820	1513.50
2020	19620	17200	36820	1535.04

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
171 COTTONWOOD JT. DITCH #958 -	XA/2025			
176 BRANSTETTER - SCIOTO	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			
910 COTTONWOOD CONSERVANCY	XA/2025			



8633 CR 35 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	880	100300
	Full Upper	FRAME	448	40160
	Subtotal			140460
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X X	Extra Features	3010
Panelled Wall	X X	Total Value	143470
Floor/Hardwood	X X		
Floor/Carpet	X X	PUB ELECTRIC	
Floor/Tile-Lino	L	PUB WATER	
Number of Rooms	4 2	PRIV WATER	
Bedrooms	1 2	PRIV SEWER	
		PUB PAVED ST/RD	
Central Heat	A		
FORCED AIR		Neighborhood:	
Plumbing		Code:	2800
Standard	1	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	DWELLING	2 F/C		1328		C-	1920FR	129120	.65		54230
2	Shed	*SV 0	20X24	480			1920PR	400			400
3	Garage		18X24	432		C	1977FR	10370	.70		3730

Tab #	SOIL		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-	9.5204	6030	57410	2660	25320
C 12	FUA	FULTON SILT LOAM 0-	1.1335	5240	5940	1770	2010
C 28	MO	MONTGOMERY SILTY CL	15.9681	5880	93890	3000	47900
C 52	PKA	PEWAMO SICL 0-1% SL	2.2440	6490	14560	3560	7990
W 1	BOA	BLOUNT SILT LOAM 0-	.2703	3610	980	770	210
W 28	MO	MONTGOMERY SILTY CL	.0573	4760	270	1560	90
W 52	PKA	PEWAMO SICL 0-1% SL	.2490	5370	1340	1670	420
670	HSITE	HOMESITE	1.0000	15000	15000	15000	15000
C 51	WSTL	WASTE LAND	.1740	120	20	50	10
980	ROAD	ROAD	.3834				
			31		189410	(100%)	98950
					66290	(35%)	34630

CAUV # 820

Call Back: Sign: PSN Date: 2015-04-28 Lister: 28-170028.0000-v082020R