

MARION TWP  
UPPER SCIOTO SD

00270

Hardin County, Ohio  
Michael T. Bacon, Auditor

28-170028.0000  
J09

AGR  
2025

sale

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

2022 CD WILLIAMS FAMILY PR	2016-01-28			
2023 CD WILLIAMS FAMILY PR	2016-01-28			
2024 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		
ALGER OH 45812	\$0			

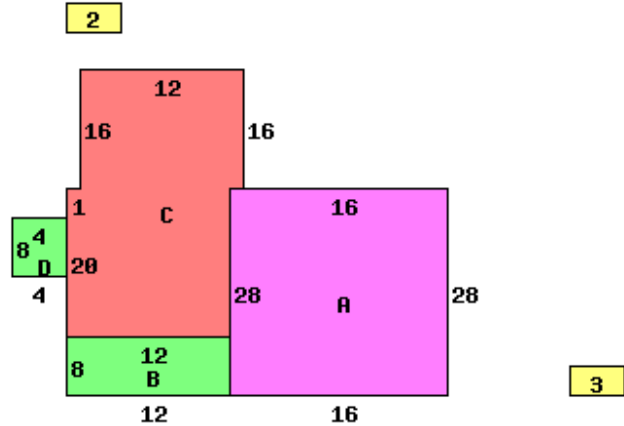
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	111	111	111	111	111	111
Acres	31.0000	31.0000	31.0000	31.0000	31.0000	
Land100%	172200	189400	189400	189400	189400	189410
Bldg100%	49140	58370	58370	58370	58370	58360
Totl100%	221340t	247770t	247770t	247770t	247770t	247770t
Cauv100%	56060	98940	98940	98940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

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	F/C	M		448			
	OFF	P		96	2880		b PORCH
1	F/C	A		432			c ADDIN
	STP	F		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	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	880 100300
	Full Upper	FRAME	448 40160
	Subtotal		140460
Shingle	Roof	GABLE	
Plaster/Drywall	X X	Extra Features	3010
Panelled Wall	X X	Total Value	143470
Floor/Hardwood	X X		
Floor/Carpets	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	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 #	S O I L	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	CAUV # 820	
							66290	( 35%)	34630		