MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-170070.0000 RES
J18 2023

## sale

| | | |
|---|---|---|
| 2020 | WILLIAMS CHARLES D & | 2002-01-15 |
| 2021 | WILLIAMS CHARLES D & | 2020-02-03 |
| 2022 | WILLIAMS CHARLES D & | 2020-02-03 |
| 2023 | WILLIAMS CHARLES D & DE | 2020-02-03 PT MID PT S2 SW4 S17 |
| | 8812 SR 235 | 1QC 1.321A |
| | | $0 |
| | ALGER OH 45812 | 05.0-04-17-070 |

Orig Tax Year 2003
Parent: 28-170034.0000

## Eff Rate: 46.02 45.38 42.84 38.85 a/r

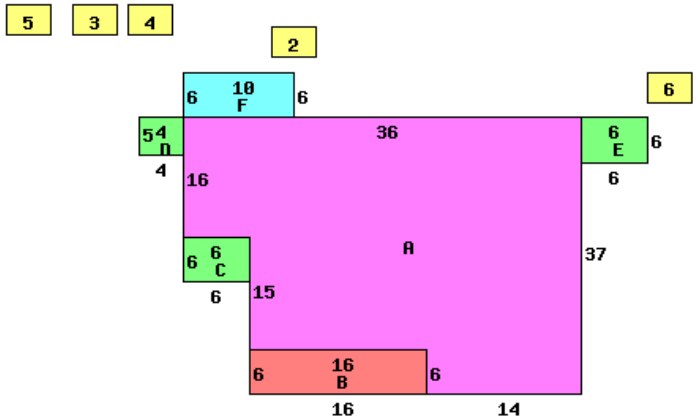
| Tax Year | 2020 | 2021 | 2022 | 2023 | CAMA |
|---|---|---|---|---|---|
| Prop Cls | 511 | 511 | 511 | 511 | 511 |
| Acres | 1.3210 | 1.3210 | 1.3210 | 1.3210 | |
| Land100% | 13570 | 13570 | 13570 | 19600 | 19610 |
| Bldg100% | 90370 | 90370 | 90370 | 118000 | 117990 |
| Totl100% | 103940t | 103940t | 103940t | 137600t | 137600t |
| Cauv100% | | | | | |
| Tax Value: | | | | | |
| Land 35% | 4750 | 4750 | 4750 | 6860 | 6860 |
| Bldg 35% | 31630 | 31630 | 31630 | 41300 | 41300 |
| Totl 35% | 36380t | 36380t | 36380t | 48160t | 48160t |
| Hmstd35% | 35760 | 35760 | 35760 | 47320 | |
| Owner Oc | 38.70 | 38.18 | 36.00 | 39.08 | hmstd 6300 l 41020 b |
| Hmstd RB | | | | | |
| Net Tax | 1477.98 | 1457.24 | 1376.02 | 1672.84 | |
| Sp-Asmnt | 22.82 | 22.82 | 24.82 | **24.82** | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 2 B | F | M | | 1110 | | a | *MAIN |
| 1 | F/C | A | | 96 | | b | ADDTN |
| | STP | P | | 36 | 140 | c | PORCH |
| | STP | P | | 20 | 80 | d | PORCH |
| | STP | P | | 36 | 140 | e | PORCH |
| | PAT | X | | 60 | | f | OTHER |

| Sale# | #p | sale date | To | Type/Invalid? | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|
| 47 | 1 | 2020-02-03 | WILLIAMS CHARLES D & DENI | 1QC * | 0 | 12970 | 73630 |
| 16 | 1 | 2002-01-15 | WILLIAMS CHARLES D & DEN | 1WD * | 0 | 0 | 0 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2019 | 4540 | 25770 | 30310 | 1130.24 |
| 2018 | 4540 | 25770 | 30310 | 1135.60 |

| p r o j e c t | | ben acres | / % | factor |
|---|---|---|---|---|
| 500 HARDIN COUNTY LANDFILL | XA/2023 | | | |
| 902 MAIN DISTRICT CONSERVANCY | XA/2023 | | | |
| 910 COTTONWOOD CONSERVANCY | XA/2023 | | | |




8812 SR 235 45812

Occupancy 1 Single Family

Story Height 2

| Floor Level | | | *DWELLING COMPUTATIONS Sq-Ft | Value |
|---|---|---|---|---|
| | Main | FRAME | 1206 | 103260 |
| | Full Upper | FRAME | 1110 | 61430 |
| | Basement | | 1147 | 21370 |
| | Subtotal | | | 186060 |
| Shingle | Roof | GABLE | | |

| | Bldg Type | SHB+Cons | DixHt FtxFt | Area | Unit Rate | Grade | Blt/Renov Cond | Replace Value | Phy Dpr | Fnc Dpr | True Value |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | DWELLING | 2 B F | | 2316 | | C | 1915GD | 191950 | .40 | .20 | 110560 |
| 2 | POULT/GAR | *SV | 20X40 | 0 | | | OLD/ | 800 | | | 800 |
| 3 | Grain Bin | *PP | 18X15 | 270 | | C | 1972AV | 0 | | | 0 |
| 4 | Grain Bin | *PP | 18X18 | 324 | | C | 1974AV | 0 | | | 0 |
| 5 | Grain Bin | *PP | 18X26 | 468 | | C | 1974AV | 0 | | | 0 |
| 6 | Garage | | 24X24 | 576 | | C | 1994AV | 13820 | .60 | | 6630 |

| | B | 1 | 2 | U | A |
|---|---|---|---|---|---|
| Plaster/Drywall | P | P | | | |
| Panelled Wall | X | X | | | |
| Unfinished Wall | X | | | | |
| Floor/Pine | X | X | | | |
| Floor/Carpet | X | | | | |
| Number of Rooms | 1 | 4 | 4 | | |
| Bedrooms | | | 4 | | |
| Central Heat | A | | | | |
| FORCED AIR | | | | | |
| Central A/C | A | | | | |
| Plumbing | | | | | |
| Standard | 1 | | | | |
| Extra 2 Fixture | 1 | | | | |

| | |
|---|---|
| Air Conditioning | 4130 |
| Plumbing | 1400 |
| Extra Features | 360 |
| Total Value | 191950 |
| PUB ELECTRIC | |
| PRIV WATER | |
| PRIV SEWER | |
| PUB PAVED ST/RD | |
| Neighborhood: | |
| Code: | 2800 |
| Dwl/Gar/NC% | 1.2000 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| homesite | 1.0000 | | | | 18000 | 18000 | 18000 | 18000 |
| small acreage | .3210 | | | | 5000 | 5000 | 1610 | 1610 |

Call Back: Sign: PSN Date: 2015-04-28 Lister: 28-170070.0000-v082020R