

MARION TWP  
UPPER SCIOTO SD

00270

Hardin County, Ohio  
Michael T. Bacon, Auditor

28-180002.0000  
I05

AGR  
2025

sale

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

|                              |                              |        |
|------------------------------|------------------------------|--------|
| 2022 CRAIG R JEANINE ETAL    | 2021-03-15                   |        |
| 2023 ROWE DUSTIN D & KATEL   | 2022-07-21                   |        |
| 2024 ROWE DUSTIN D & KATEL   | 2022-07-21                   |        |
| 2025 ROWE DUSTIN D & KATELYN | 2022-07-21 NE 1/4 NW 1/4 S18 | 38.25A |
| 0366 CR 92                   | 1WD                          |        |
| ALGER OH 45812               | \$380,000                    |        |

|            |         |         |         |         |         |
|------------|---------|---------|---------|---------|---------|
| Tax Year   | 2022    | 2023    | 2024    | 2025    | CAMA    |
| Prop Cls   | 111     | 111     | 111     | 111     | 111     |
| Acres      | 38.2500 | 38.2500 | 38.2500 | 38.2500 |         |
| Land100%   | 207430  | 227910  | 227910  | 227910  | 227900  |
| Bldg100%   | 106710  | 122140  | 122140  | 122140  | 122140  |
| Totl100%   | 314140t | 350060t | 350060t | 350060t | 350040t |
| Cauv100%   | 57690   | 108690  | 108690  | 108690  | 108680  |
| Tax Value: |         |         |         |         |         |
| Land 35%   | 20190   | 38040   | 38040   | 38040   | 79770   |
| Bldg 35%   | 37350   | 42750   | 42750   | 42750   | 42750   |
| Totl 35%   | 57540t  | 80790t  | 80790t  | 80790t  | 122510t |
| Hmstd35%   |         |         |         | 40820   |         |
| Owner Oc   |         |         |         | 31.94   |         |
| Hmstd RB   |         |         |         |         |         |
| Net Tax    | 2233.34 | 2871.82 | 2779.02 | 2742.96 |         |
| Cauv Sav   | 2034.20 | 1483.36 | 1435.42 | 1433.30 |         |
| Sp-Asmnt   | 54.15   | 54.15   | 131.74  | 131.74  |         |

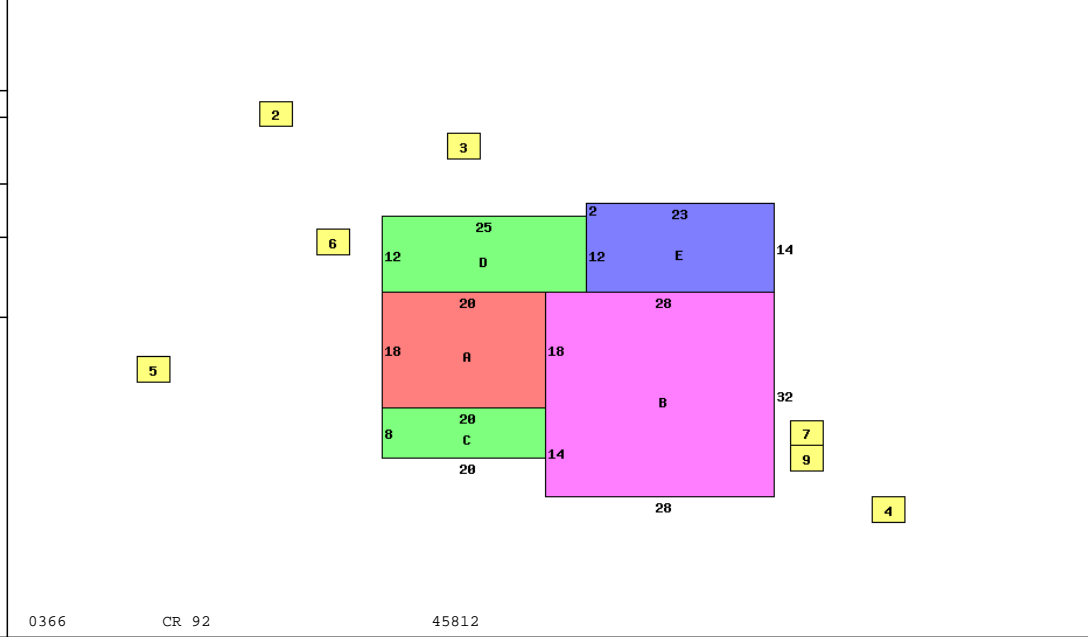
|      |      |      |      |       |       |   |       |
|------|------|------|------|-------|-------|---|-------|
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | a | ADDTN |
| 1    | F/C  | A    |      | 360   |       | b | *MAIN |
| 1    | F    | M    |      | 896   |       | c | PORCH |
|      | DK   | P    |      | 160   | 2400  | d | PORCH |
|      | OFF  | P    |      | 300   | 9000  | e | GRAGE |
|      | F    | G    |      | 322   | 7730  |   |       |

MOBILE HOME ACCTt: 28-0013 TITLE: 33-00360463 1978 FAIRPOINT

| Sale# | #p | sale date  | To                       | Type/Invalid? | Sale\$ | co:land | co:bldg |
|-------|----|------------|--------------------------|---------------|--------|---------|---------|
| 369   | 1  | 2022-07-21 | ROWE DUSTIN D & KATELYNN | 1WD           | 380000 | 207430  | 106710  |
| 107   | 1  | 2021-03-15 | CRAIG R JEANINE ETAL     | ICT *         | 0      | 207430  | 106710  |
| 341   | 1  | 2020-08-25 | NEAL WALLACE JR          | IAF *         | 0      | 206830  | 89660   |

| Year | Land  | Bldg  | Total | Net Tax |
|------|-------|-------|-------|---------|
| 2021 | 20190 | 37350 | 57540 | 2365.20 |
| 2020 | 20190 | 37350 | 57540 | 2004.88 |

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



|                           |                             |
|---------------------------|-----------------------------|
| Occupancy 1 Single Family | *DWELLING COMPUTATIONS      |
| Story Height 1            | Sq-Ft Value                 |
| Floor Level               | Main 1256 103830            |
|                           | Basement 896 16740          |
|                           | Subtotal 120570             |
| Shingle                   | Roof HIP                    |
| B 1 2 U A                 |                             |
| Panelled Wall             | X Fireplaces 2000           |
| Unfinished Wall           | X Air Conditioning 2260     |
| Floor/Carpet              | X Garages and Carports 7730 |
| Floor/Tile-Lino           | L Extra Features 12200      |
| Number of Rooms           | 1 5 Total Value 144760      |
| Bedrooms                  | 3                           |
| Fireplace                 | PUB ELECTRIC                |
| Openings                  | 1 PUB GAS                   |
| Stacks                    | 1 PRIV WATER                |
| Central Heat              | A PRIV SEWER                |
| FORCED AIR                | PUB PAVED ST/RD             |
| Central A/C               | A                           |
| Plumbing                  | Neighborhood:               |
| Standard                  | 1 Code: 2800                |
|                           | 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   | 1 B F                   | 1256    |        |           | C-     | 1974AV         | 130280        | .35     |         | 101620     |
| 2 Pole Build |                         | 40X54   | 2160   |           | C      | 1998AV         | 25920         | .55     |         | 11660      |
| 3 Shed       |                         | 26X32   | 832    |           | D      | 1976FR         | 7990          | .70     |         | 2400       |
| 4 Shed       |                         | 20X30   | 600    |           | D      | 2010AV         | 5760          | .40     |         | 3460       |
| 5 Gazebo     | *NV                     |         | 0      |           |        | OLD/           | 0             |         |         | 0          |
| 6 Grain Bin  | *PP                     | 12X16   | 192    |           |        | OLD/           | 0             |         |         | 0          |
| 7 MH/LRE     | *                       | 14X66   | 924    |           |        | 1978AV         | 0             |         |         | 0          |
| 8 M/H Hookup |                         |         | 0      |           |        | OLD/           | 3000          |         |         | 3000       |
| 9 P          | *MH EFP                 | 16X8    | 128    |           |        | 1980AV         | 0             |         |         | 0          |
| Tab #        | S O I L                 | Acres   | Mkt/Ac | Market    | Au/Ac  | Cauv           |               |         |         |            |
| C 1          | BOA BLOUNT SILT LOAM 0- | 21.0865 | 6030   | 127150    | 2660   | 56090          |               |         |         |            |
| C 52         | PKA PEWAMO SICL 0-1% SL | 7.6555  | 6490   | 49680     | 3560   | 27250          |               |         |         |            |
| W 1          | BOA BLOUNT SILT LOAM 0- | 2.3591  | 3610   | 8520      | 770    | 1820           |               |         |         |            |
| W 2          | BOB BLOUNT SILT LOAM, 2 | .0920   | 3130   | 290       | 470    | 40             |               |         |         |            |
| W 52         | PKA PEWAMO SICL 0-1% SL | 5.0737  | 5370   | 27250     | 1670   | 8470           |               |         |         |            |
| C 51         | WSTL WASTE LAND         | .1232   | 120    | 10        | 50     | 10             |               |         |         |            |
| 670          | HSITE HOMESITE          | 1.0000  | 15000  | 15000     | 15000  | 15000          |               |         |         |            |
| 980          | ROAD ROAD               | .8600   |        |           |        |                |               |         |         |            |
|              |                         | 38.25   |        | 227900    | (100%) | 108680         |               |         |         |            |
|              |                         |         |        | 79770     | ( 35%) | 38040          |               |         |         |            |
|              |                         |         |        |           |        | CAUV # 4532    |               |         |         |            |

Call Back:

Sign: MJT Date: 2010-03-17 Lister:

28-180002.0000-v082020R