MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-200003.0000 AGR
H08 2026

sale

2023 SCOTT BETTY R	2018-03-27	
2024 SCOTT BETTY R	2018-03-27	
2025 SCOTT JONATHAN JOE &	2024-01-11	
2026 SCOTT JONATHAN JOE & LE	2024-01-11 PT SW 1/4 NW 1/4 S20	
9449 SE 235	2WD 18.972A	
	$0	
ALGER OH 45812		

2028 NC HOLDINGS 1 LLC	2026-10-07	
9449 SE 235	1WD	
ALGER OH 45812		

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

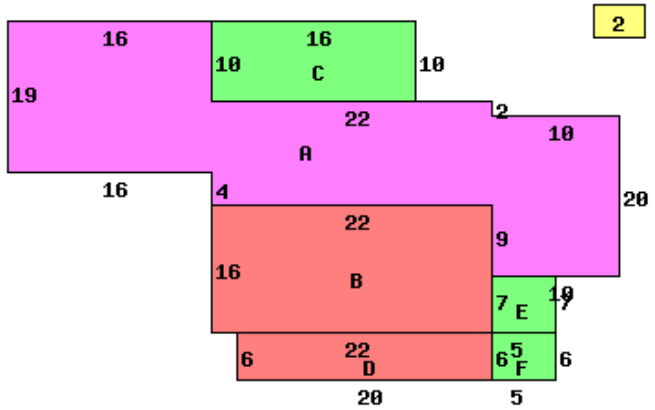
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	18.0000	18.0000	18.0000	18.0000	18.0000			
Land100%	113970	113970	113970	113970		113970	165230	165220
Bldg100%	73090	73090	73090	73090		73090	103540	103530
Totl100%	187060t	187060t	187060t	187060t		187060t	268770t	268750t
Cauv100%	63290	63290	63290	63290		113970	165230	68280
Tax Value:								
Land 35%	22150	22150	22150	22150		22150	23900	57830
Bldg 35%	25580	25580	25580	25580		25580	36240	36240
Totl 35%	47730t	47730t	47730t	47730t		47730t	60140t	94060t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1696.64	1641.82	1639.40	1639.40	1639.40			
Cauv Sav	882.60	630.60	610.22	609.32				
Sp-Asmnt	43.21	108.08	165.38	165.38				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		790		a	*MAIN
1T	F/C	A		352		b	ADDTN
	EFP	P		160	6400	c	PORCH
1	F/C	A		120		d	ADDTN
	EFP	P		35	1400	e	PORCH
	OP	P		30	900	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
409	1	2026-10-07	NC HOLDINGS 1 LLC	1WD		327267	113970	73090
24	2	2024-01-11	SCOTT JONATHAN JOE & LESL	2WD	*	0	113970	73090
101	1	2018-03-27	SCOTT BETTY R	1CT	*	0	102600	41630

Year	Land	Bldg	Total	Net Tax
2022	13380	18100	31480	1221.86
2021	13380	18100	31480	1294.00

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
175 ELLIS JOINT #970 - SCIOTO RI	XA/2025			
910 COTTONWOOD CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			
326 HUSTON DITCH - SCIOTO RIVER	XA/2025			



9449 SR 235 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1T				
Floor Level	Main	FRAME	1262	104330
	Part Upper	FRAME	352	23900
	Subtotal			128230
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	X	Extra Features	8700
Panelled Wall	X		Total Value	136930
Floor/Hardwood	X			
Floor/Pine	X	X	PUB ELECTRIC	
Number of Rooms	3	3	PUB GAS	
Bedrooms		3	PRIV WATER	
			PRIV SEWER	
Central Heat	A		PUB PAVED ST/RD	
FORCED AIR			Topo: ROLLING	
Plumbing				
Standard	1		Neighborhood:	
			Code:	2800
			Dwl/Gar/NC%	1.7000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		1614		C-	OLD/AV	123240	.55		94280
2	Garage		24X27	648		C	1972AV	15550	.65		9250

Tab	#	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA	BLOUNT SILT LOAM 0-	8.5645	8740	74850	2550	21840
C	2	BOB	BLOUNT SILT LOAM, 2	.5677	8370	4750	2230	1270
C	52	PKA	PEWAMO SICL 0-1% SL	6.7870	9410	63870	3450	23420
	670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
	980	ROAD	ROAD	1.0808				
				18		165220	(100%)	68280
						57830	(35%)	23900

CAUV # 4798

Call Back: Sign: PSN Date: 2015-04-27 Lister:

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