

MARION TWP
UPPER SCIOTO SD

00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-280004.0000
B22

AGR
2025

sale

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

2022 NC HOLDINGS 1 LLC	2018-05-11
2023 NC HOLDINGS 1 LLC	2018-05-11
2024 NC HOLDINGS 1 LLC	2018-05-11
2025 NC HOLDINGS 1 LLC	2018-05-11
2500 CR 110	W3/4 NE4 E1/3 NE4 S28
	1WD 156.00A PT VAC ROAD
ALGER OH 45812	\$11,644,931

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	113	113	113	113	113
Acres	156.0000	156.0000	156.0000	156.0000	668580
Land100%	601970	668570	668570	668570	4261510
Bldg100%	4139970	4261510	4261510	4261510	4930090t
Totl100%	4741940t	4930090t	4930090t	4930090t	409590
Cauv100%	300230	409600	409600	409600	
Tax Value:					
Land 35%	105080	143360	143360	143360	234000
Bldg 35%	1448990	1491530	1491530	1491530	1491530
Totl 35%	1554070t	1634890t	1634890t	1634890t	1725530t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	60318.96	58114.74	56237.06	56153.74	
Cauv Sav	4099.10	3221.94	3117.82	3113.22	
Sp-Asmnt	841.28	841.28	1733.74	1733.26	

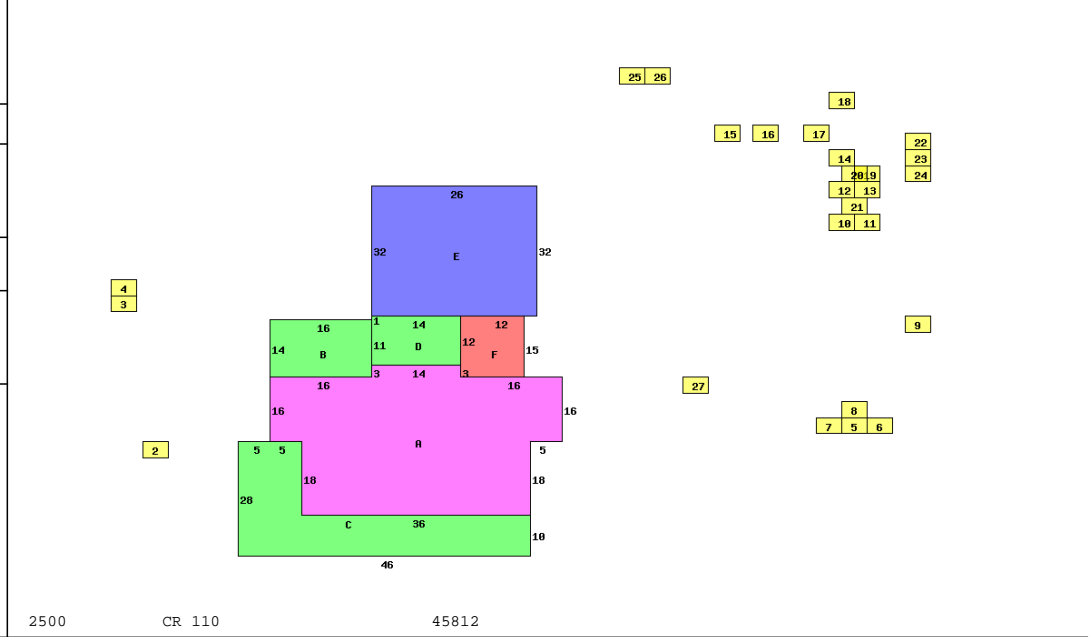
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	BA	F	M	1426			
		DK	P	224	3360	b	PORCH
		OFF	P	640	19200	c	PORCH
		EBW	P	168	6720	d	PORCH
		F	G	832	19970	e	GRAGE
		F	A	150		f	ADDTN

#: 5, L/W
282800050000 39.68a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
207	1	2018-05-11	NC HOLDINGS 1 LLC	1WD	11644931	601370	4115910
187	1	2006-04-27	VAN DEURZEN DAIRY LLC	1AF *	0	358490	138400
257	1	2005-04-26	DEVE DAIRY LLC	1WD	795000	292460	117890
146	1	2004-04-06	SCIOTO MAUMEE LIMITED	1 *	0	292460	109630
584	1	1995-06-30	ROHRS BROTHERS PARTNERS	FD	297400	210310	58400

Year	Land	Bldg	Total	Net Tax
2021	105080	1447650	1552730	63825.70
2020	105080	1447650	1552730	64733.50

Project	ben acres	/	%	factor
902 MAIN DISTRICT CONSERVANCY				
151 SCOTT - SCIOTO				
162 RUMBAUGH - SCIOTO				
174 WYSS DITCH - SCIOTO				
500 HARDIN COUNTY LANDFILL				



2500 CR 110 45812

Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	2	Sq-Ft Value
Floor Level	Main	FRAME 1426 112740
	Full Upper	FRAME 1426 67710
	Qtr Story	FRAME 1426 5290
	Basement	1426 26400
	Subtotal	212140
Slate	Roof	GABLE
	B 1 2 U A	
Plaster/Drywall	P P	Air Conditioning 5000
Unfinished Wall	X	Plumbing 1400
Floor/Hardwood	X X	Garages and Carports 19970
Floor/Carpet	X X	Extra Features 29280
Number of Rooms	1 5 4 1	Total Value 267790
Bedrooms	1 4	
Central Heat	A	PUB ELECTRIC
FORCED AIR		PUB GAS
Central A/C	A	PRIV WATER
Plumbing		PRIV SEWER
Standard	1	PUB PAVED ST/RD
Extra 2 Fixture	1	
		Neighborhood:
		Code: 2800
		Dwl/Gar/NC% 1.2000

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 B F	2852	6480		C+	1923FR		294570	.65		123720
2 Pole Build	1	108X60	6480		C	1982AV		77760	.65		27220
3 POND	*.63A	0	0			OLD/		0			0
4 P	DK	12X12	144		C	2003AV		2160	.50		1080
5 MLK PARLR		13384	30.80		C	2007AV		412230	.35		267950
6 MECH RM		60X70	4200	30.80	C	2007AV		129360	.35		84080
7 OFFICE		50X40	2000	55.00	C	2007AV		110000	.35		71500
8 HOLDINGPE	10	100X240	4000	12.10	C	2007AV		290400	.35		188760
9 BUNKER	17	850	55.00		C	2007AV		46750	.35		30390
10 FREE STAL	10	108X660	71280	12.10	C	2007AV		862490	.35		560620
11 FREE STAL	10	108X660	71280	12.10	C	2007AV		862490	.35		560620
12 FREE STAL	10	108X660	71280	12.10	C	2007AV		862490	.35		560620
13 FREE STAL	10	108X660	71280	12.10	C	2007AV		862490	.35		560620
14 FREE STAL	10	108X660	71280	12.10	C	2007AV		862490	.35		560620
15 BUNKER	3	300X70	21000	5.00	C	2007AV		105000	.35		68250
16 BUNKER	3	300X70	21000	5.00	C	2007AV		105000	.35		68250
17 BUNKER	3	300X70	21000	5.00	C	2007AV		105000	.35		68250
18 BUNKER	3	300X70	21000	5.00	C	2007AV		105000	.35		68250
19 Pole Build	1	120X50	6000		C	2007AV		72000	.45		39600
20 P	CAN	2720	10.00		C	2007AV		27200	.45		14960
21 Pole Build		26X32	832		C	2007AV		9980	.45		5490
22 FREESTALL	10	108X340	6720	12.10	C	2007AV		444310	.35		288800
23 Pole Build		30X80	2400		C	2007AV		14400	.45		7920
24 Pole Build		30X80	2400		C	2007AV		14400	.45		7920
25 Pole Build		36X36	1296		C	2007AV		15550	.45		8550
26 Pole Build		36X40	1440		C	2017AV		17280	.20		13820
27 SCALE HOUS		10X16	160	24.00	C	2021AV		3840	.05		3650

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 40	PO PEWAMO VARIANT MUCK	36.9502	6490	239810	2920	107900
C 52	PKA PEWAMO SICL 0-1% SL	34.4250	6490	223420	3560	122550
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000
980	ROAD ROAD	3.9094				
802	OS RESIDUAL	54.2900	3450	187300	3000	162870