

MARION TWP
UPPER SCIOTO SD

00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-290001.0000
C05

AGR
2025

sale

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

2022 HALL GARY A	2013-12-06	
2023 HALL GARY A	2013-12-06	
2024 HALL GARY A	2013-12-06	
2025 HALL GARY A	2013-12-06	NW PT NW4 S29
10054 SR 235	50c	46.802A
ALGER OH 45812	\$525,090	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	46.8020	46.8020	46.8020	46.8020	
Land100%	257740	282830	282830	282830	282830
Bldg100%	146860	176800	176800	176800	176810
Totl100%	404600t	459630t	459630t	459630t	459640t
Cauv100%	76460	139940	139940	139940	139950
Tax Value:					
Land 35%	26760	48980	48980	48980	98990
Bldg 35%	51400	61880	61880	61880	61880
Totl 35%	78160t	110860t	110860t	110860t	160870t
Hmstd35%	51630	61540	61540	61540	
Owner Oc	51.96	50.82	48.16	48.16	hmstd 5250 l 56290 b
Hmstd RB					
Net Tax	2981.72	3889.88	3765.20	3759.56	
Cauv Sav	2462.70	1777.68	1720.26	1717.70	
Sp-Asmnt	256.27	256.27	520.26	361.64	

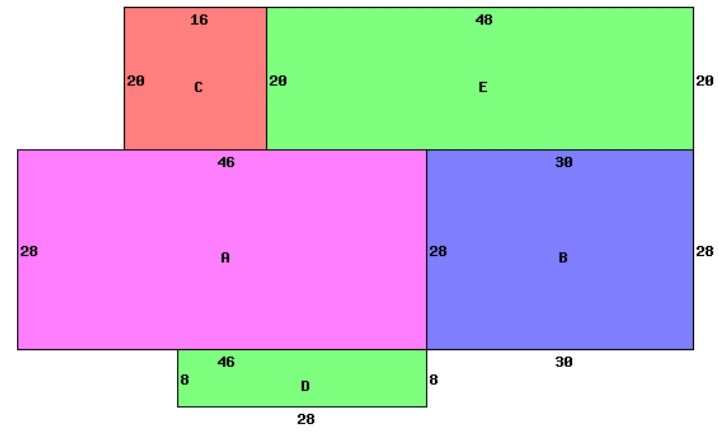
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 B	B	M		1288		b	GRAGE
	B2	G		840	23520	c	ADDTN
1	F/C	A		320		d	PORCH
	OP	P		224	6720	e	PORCH
	PAT	P		960	2880		

fireplace is not used

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
584	5	2013-12-06	HALL GARY A	50C	525090	150170	104400
539	4	2013-12-02	HALL GARY A ETAL	5CT *	0	150170	104400
534	5	2013-11-26	HALL KYLE ETAL	5AF *	0	150170	104400
533	5	2013-11-26	HALL GARY A ETAL	5AF *	0	150170	104400

Year	Land	Bldg	Total	Net Tax
2021	26760	51400	78160	3157.68
2020	26760	51400	78160	3202.62

Project	ben acres	%	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
175 ELLIS JOINT #970 - SCIOTO RI			XA/2025
308 DAWSON JT #1066			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025
910 COTTONWOOD CONSERVANCY			XA/2025



10054 SR 235 45812

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	BRICK	1608 129560
	Basement		1288 23840
	Subtotal		153400
Shingle	Roof	GABLE	
Plaster/Drywall	D	Air Conditioning	2860
Unfinished Wall	X	Plumbing	2100
Floor/Carpet	X	Garages and Carports	23520
Number of Rooms	1 5	Extra Features	9600
Bedrooms	2	Total Value	191480
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 3 Fixture	1		
		Neighborhood:	
		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 B		1608		C	1977GD	191480	.30		160840
2 Garage		36X44	1584		C	1978AV	38020	.65		15970
Tab #	S O I L			Acres	Mkt/Ac	Market	Au/Ac	Cauv		
C 1	BOA	BLOUNT SILT LOAM 0-		16.0409	6030	96730	2660	42670		
C 2	BOB	BLOUNT SILT LOAM, 2		14.3725	5770	82930	2360	33920		
C 52	PKA	PEWAMO SICL 0-1% SL		13.5855	6490	88170	3560	48360		
670	HSITE	HOMESITE		1.0000	15000	15000	15000	15000		
980	ROAD	ROAD		1.8031						

46.802 282830 (100%) 139950 CAUV # 3873
98990 (35%) 48980