

MARION TWP
UPPER SCIOTO SD

00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-290011.0000
C14

AGR
2025

sale

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

2022 WILLIAMS D & D LLC ET	2017-03-23		
2023 WILLIAMS D & D LLC ET	2017-03-23		
2024 WILLIAMS D & D LLC ET	2017-03-23		
2025 WILLIAMS D & D LLC ETAL	2017-03-23	PT SE 1/4 PT SW 1/4 S29	
10758 SR 235	2WD	100.00A	
ALGER OH 45812	\$0		

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	100.0000	100.0000	100.0000	100.0000	
Land100%	555740	609710	609710	609710	609710
Bldg100%	66200	114600	114600	114600	114610
Totl100%	621940t	724310t	724310t	724310t	724320t
Cauv100%	164310	302170	302170	302170	302160

2026 A & K WILLIAMS FARM LLC	2025-06-02		
10758 SR 235	2WD		
ALGER OH 45812			

Tax Value:					
Land 35%	57510	105760	105760	105760	213400
Bldg 35%	23170	40110	40110	40110	40110
Totl 35%	80680t	145870t	145870t	145870t	253510t
Hmstd35%	12040	14260	14260	14260	
Owner Oc	12.12	11.78	11.16	11.16	hmstd 5250 l 9010 b
Hmstd RB					
Net Tax	3119.36	5173.40	5006.48	4999.06	
Cauv Sav	5317.44	3826.24	3702.60	3697.12	
Sp-Asmnt	753.10	753.10	859.50	1614.26	

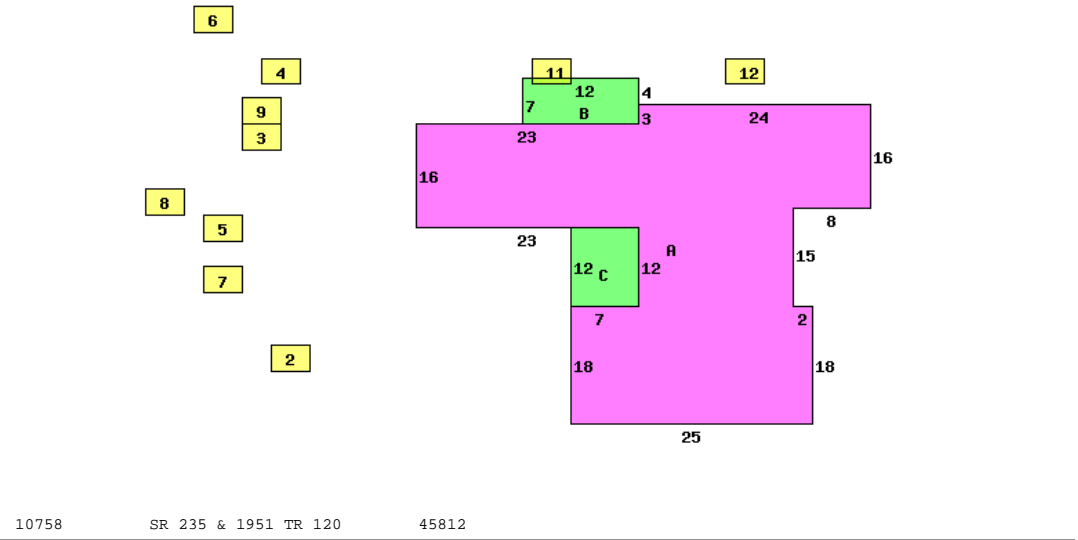
SHB+ 1 B	CONS F	TYPE M	FACT P	SQ-FT 1442	VALUE 250	a *MAIN
	PAT	P	P	84	250	b PORCH
	EFF	P	P	84	3360	c PORCH

3-23-2011 ODOT acquired .127a for easement
04-26-2017 ODOT acquired .145a for easement
1951 TR 120 ALGER IS THE SOLAR PHASE III

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
245	2	2025-06-02	A & K WILLIAMS FARM LLC	2WD *	0	609710	114600
203	2	2025-05-05	WILLIAMS D & D LLC ETAL	2WD *	0	609710	114600
120	2	2017-03-23	WILLIAMS D & D LLC ETAL	2WD *	0	400370	64970
549	2	2013-12-12	WILLIAMS DIANNE C ETAL	2AF *	0	326460	75910
94	2	2013-03-07	WILLIAMS PAULINE ETAL LE	2CT *	0	326460	75910
502	2	1998-11-17	WILLIAMS PAUL ETAL LE	2CT *	0	125430	99940

Year	Land	Bldg	Total	Net Tax
2021	57510	23170	80680	3303.54
2020	57510	23170	80680	3345.76

Project	ben acres	%	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
162 RUMBAUGH - SCIOTO			XA/2025
174 WYSS DITCH - SCIOTO			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025
231 MOORE #984 - SCIOTO RIVER			XA/2025
232 DUNLAP #985 - SCIOTO RIVER			XA/2025



10758 SR 235 & 1951 TR 120 45812

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	1442 114010
	Basement		1442 26690
	Subtotal		140700
Metal	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	P	Extra Features	3610
Unfinished Wall	X	Total Value	144310
Floor/Carpet	X		
Floor/Tile-Lino	L	PUB ELECTRIC	
Number of Rooms	1 7	PRIV WATER	
Bedrooms	3	PRIV SEWER	
		PUB PAVED ST/RD	
Central Heat	A		
HOT WATER		Neighborhood:	
Plumbing		Code:	2800
Standard	1	Dwl/Gar/NC%	1.2000

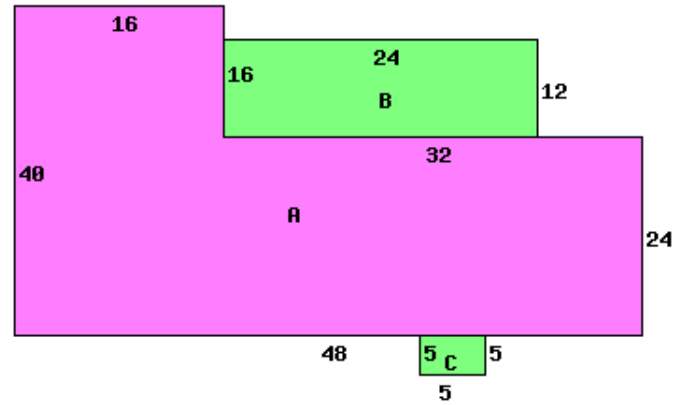
Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B F		1442		C-	1925PR	129880	.75	.35	25330
2 Garage	*SV	0 20X44	880			OLD/PR	400			400
3 Shed		42X84	3528		D	OLD/FR	33870	.70		10160
4 Silo	*NV	0 14X40	560			OLD/	0			0
5 Grain Bin	*PP	0 21X12	252		C	1967FR	0			0
6 Shed	*NV	0 12X14	168			OLD/	0			0
7 Grain Bin	*PP	0 21X12	252		C	1970FR	0			0
8 Grain Bin	*PP	0 24X14	336		C	OLD/FR	0			0
9 Lean-To		36X50	1800		D	OLD/FR	11520	.70		3460
11 Pole Build		54X81	4374		C	1983AV	52490	.65		18370
12 Quonset		40X40	1600		C	1985AV	19200	.65		6720

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	16.5490	6030	99790	2660	44020
C 2	BOB BLOUNT SILT LOAM, 2	43.6139	5770	251650	2360	102930
C 39	PM PEWAMO SILTY CLAY L	14.1801	6490	92030	3560	50480
C 52	PKA PEWAMO SICL 0-1% SL	20.9916	6490	136240	3560	74730
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000
980	ROAD ROAD	2.6654				
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000

Call Back: Sign: PSN Date: 2015-04-21 Lister: 28-290011.0000-v082020R
Call Back: Sign: PSN Date: 2015-04-21 Lister:

CAMA / Cont: 1

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1408		a	*MAIN
	PAT	P		288	860	b	PORCH
	STP	P		25	100	c	PORCH



10708 SR 235 45812

Occupancy 4 M/H on Real Estate		*DWELLING COMPUTATIONS	
		Sq-Ft	Value
Story Height	1		
Floor Level	Main	1408	111320
	Subtotal		111320
Shingle	Roof		
	B 1 2 U A		
Plaster/Drywall	D		Air Conditioning 2460
Floor/Carpet	X		Plumbing 1400
Number of Rooms	6		Extra Features 960
Bedrooms	3		Total Value 116140
Central Heat	A		
FORCED AIR			
Central A/C	A		
Plumbing			
Standard	1		
Extra 2 Fixture	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
10 MH/REAL	1 F/C	FtxFt	1408	Rate	MHD	COND/AV	Value	Dpr	Dpr	Value
							92910	.55		50170

Call Back: - - - - Sign: Date: Lister: 28-290011.0000-v082020R