MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-290011.0000 AGR
C14 2026

sale

2023	WILLIAMS D & D LLC ET	2017-03-23
2024	WILLIAMS D & D LLC ET	2017-03-23
2025	WILLIAMS D & D LLC ET	2017-03-23
2026	WILLIAMS D & D LLC ETAL	2017-03-23 PT SE 1/4 PT SW 1/4 S29
	10758 SR 235	2WD 100.00A
		$0
	ALGER OH 45812	

2027	A & K WILLIAMS FARM LLC	2025-06-02
	10758 SR 235	2WD
	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	100.0000	100.0000	100.0000	100.0000	100.0000				
Land100%	609710	609710	609710	609710		609710	884140	884150	
Bldg100%	114600	114600	114600	114600		114600	146060	146070	
Totl100%	724310t	724310t	724310t	724310t		724310t	1030200t	1030220t	
Cauv100%	302170	302170	302170	302170		609710	884140	304300	
Tax Value:									
Land 35%	105760	105760	105760	105760		105760	106510	309450	
Bldg 35%	40110	40110	40110	40110		40110	51120	51120	
Totl 35%	145870t	145870t	145870t	145870t		145870t	157630t	360580t	
Hmstd35%	14260	14260	14260	14260		14260	20310		
Owner Oc	11.78	11.16	11.16	11.16	11.16	hmstd 5250 l	9010 b		
Hmstd RB									
Net Tax	5173.40	5006.48	4999.06	4999.06	4999.06				
Cauv Sav	5317.44	3826.24	3702.60	3697.12					
Sp-Asmnt	753.10	859.50	1614.26	1614.26					

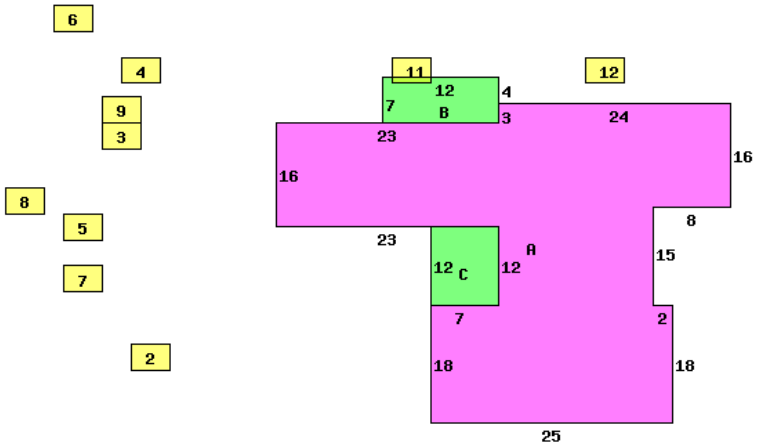
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1442		a	*MAIN
	PAT	P		84	250	b	PORCH
	EFP	P		84	3360	c	PORCH

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:bldg
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
2022	57510	23170	80680	3119.36
2021	57510	23170	80680	3303.54

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

			Sq-Ft	Value
Story Height 1				
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%	1.7000

	Bldg Type	SHB+Cons		DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B F			1442		C-	1925PR	129880	.75	.35	35880
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	8740	144640	2550	42200
C	2	BOB	BLOUNT SILT LOAM, 2	43.6139	8370	365050	2230	97260
C	39	PM	PEWAMO SILTY CLAY L	14.1801	9410	133430	3450	48920
C	52	PKA	PEWAMO SICL 0-1% SL	20.9916	9410	197530	3450	72420
	670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
	980	ROAD	ROAD	2.6654				
	670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750

	100		884150	
			309450	(35%)
		(100%)	304300	
			106510	

CAUV # 1307

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

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UPPER SCIOTO SD 00270

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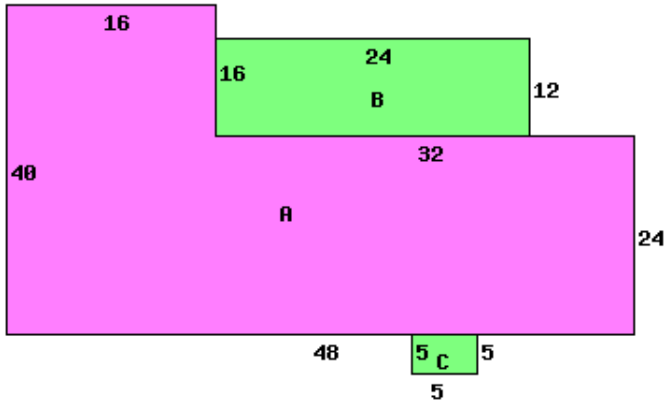
CAMA / Cont: 1

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	FRAME	1408	111320
	Subtotal			111320
Shingle	Roof	GABLE		

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 FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
10	MH/REAL	1 F/C		1408		MHD	OLD/AV	92910	.55		71080

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