MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-300004.0000 AGR
D38 2026

sale

2023	BROWN DAVID K & BARBA	2005-09-16
2024	BROWN DAVID K & BARBA	2005-09-16
2025	BROWN DAVID K & BARBA	2005-09-16
2026	BROWN DAVID K & BARBARA	2005-09-16 NW 1/4 NE 1/4 S30 37.00A
	0652 TR 110	1QC SEE PCL 28-300004.0001
		$0 REST OF SPECIAL ASSESSMEN
	ALGER OH 45812	

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

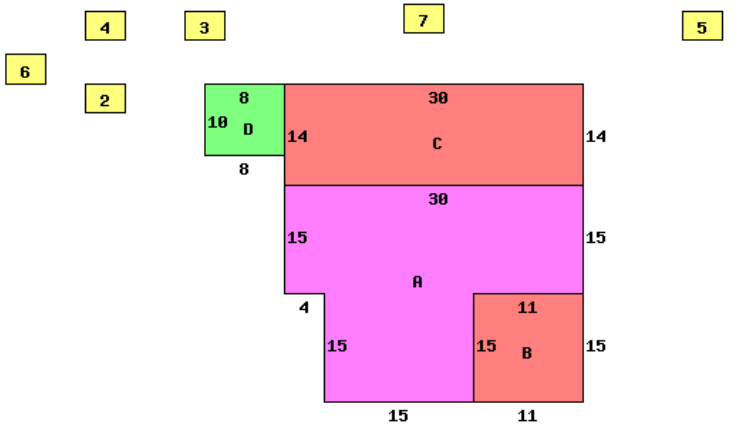
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	37.0000	37.0000	37.0000	37.0000	37.0000			
Land100%	234830	234830	234830	234830		234830	340400	340410
Bldg100%	8600	8600	8600	8600		8600	8600	8590
Totl100%	243430t	243430t	243430t	243430t		243430t	349000t	349000t
Cauv100%	120370	120370	120370	120370		234830	340400	122860
Tax Value:								
Land 35%	42130	42130	42130	42130		42130	43000	119140
Bldg 35%	3010	3010	3010	3010		3010	3010	3010
Totl 35%	45140t	45140t	45140t	45140t		45140t	46010t	122150t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1604.58	1552.72	1550.42	1550.42	1550.42			
Cauv Sav	1982.98	1423.98	1378.00	1375.94				
Sp-Asmnt	342.89	457.15	348.21	348.21				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		675		a	*MAIN
1	F/C	A		165		b	ADDTN
1 B	F	A		420		c	ADDTN
	STP	P		80	320	d	PORCH

Sale#	#p	sale date	To		Type/Invalid?		Sale$	co:land	co:bldg
349	1	2005-09-16	BROWN DAVID K & BARBARA		1QC	*	0	68630	25600
66	1	2004-02-09	BROWN DAVID K & BARBARA		1WD	*	112500	73710	25600
251	1	2003-05-23	MOORE SAMUEL L		1WD	*	0	73710	25600
576	1	1999-10-13	MOORE RICHARD L	TRUST	1QC	*	0	51630	23230
186	1	1999-04-30	MOORE RICHARD L		1CT	*	0	51630	23230

Year	Land	Bldg	Total	Net Tax
2022	23750	5250	29000	1125.60
2021	23750	5250	29000	1192.06

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



0652 TR 110 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1260	104160
	Full Upper	FRAME	675	52480
	Basement		1095	20410
	Subtotal			177050
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall		P P	Heating	-2270
Panelled Wall		X X	Extra Features	320
Unfinished Wall	X		Total Value	175100
Floor/Pine		X X		
Floor/Tile-Lino		L	PUB ELECTRIC	
Number of Rooms	1	4 3	PUB GAS	
Bedrooms		3	PRIV WATER	
			PRIV SEWER	
Plumbing			PUB PAVED ST/RD	
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	*SV			1935		C	OLD/PR	1000			1000
2	Pole Build			50X64	3200		C	1920VP	38400	.80	.50	3840
3	Silo	*NV	0	14X40	560			1965VP	0			0
4	Silo	*NV	0	12X24	288			OLD/VP	0			0
5	Shed			48X56	2688		C	1969VP	32260	.80	.50	3230
6	Silo	*NV			0			OLD/	0			0
7	Shed			10X18	180		D	1900F	1730	.70		520

Tab	#	S	O	I	L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA		BLOUNT SILT LOAM		0-	22.9977	8740	201000	2550	58640
C	52	PKA		PEWAMO SICL		0-1% SL	12.2925	9410	115670	3450	42410
W	52	PKA		PEWAMO SICL		0-1% SL	.2554	7790	1990	230	60
	670	HSITE		HOMESITE			1.0000	21750	21750	21750	21750
	980	ROAD		ROAD			.4544				

	37		340410	(100%)	122860
			119140	(35%)	43000

CAUV # 3263

Call Back: Sign: PSN Date: 2015-04-21 Lister:

28-300004.0000-v082020R