MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-320004.0000 AGR
C31 2026

sale

2023 DYER RICKIE L & LORI	2016-02-11	
2024 DYER RICKIE L & LORI	2016-02-11	
2025 DYER RICKIE L & LORI	2016-02-11	
2026 DYER RICKIE L & LORI A	2016-02-11 NW 1/4 NE 1/4 S32	40.00A
11173 SR 235	2FD	
	$264,600	
ALGER OH 45812		

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

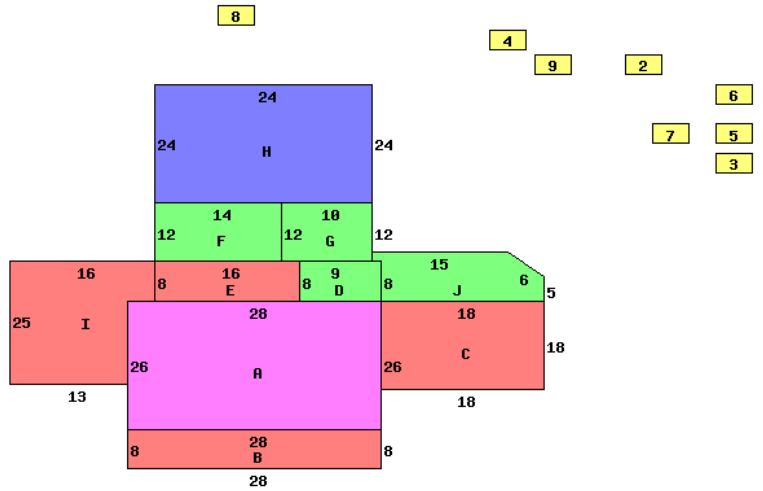
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	40.0000	40.0000	40.0000	40.0000	40.0000			
Land100%	240260	240260	240260	240260		240260	179630	179620
Bldg100%	183570	183570	183570	183570		183570	229570	229570
Totl100%	423830t	423830t	423830t	423830t		423830t	409200t	409190t
Cauv100%	122310	122310	122310	122310		240260	179630	56550
Tax Value:								
Land 35%	42810	42810	42810	42810		42810	19790	62870
Bldg 35%	64250	64250	64250	64250		64250	80350	80350
Totl 35%	107060t	107060t	107060t	107060t		107060t	100140t	143220t
Hmstd35%	43900	43900	43900	43900		43900	62370	
Owner Oc	36.26	34.34	34.36	34.36	34.36	hmstd 5250 l	38650 b	
Hmstd RB								
Net Tax	3769.34	3648.32	3642.84	3642.84	3642.84			
Cauv Sav	2038.48	1467.38	1419.96	1417.86				
Sp-Asmnt	231.43	295.27	542.41	542.41				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		728		a	*MAIN
1	F/C	A		224		b	ADDTN
1	F/C	A		324		c	ADDTN
	OFP	P		72	2160	d	PORCH
1	F/C	A		128		e	ADDTN
	EFP	P		168	6720	f	PORCH
	PAT	P		120	360	g	PORCH
	F2	G		576	13820	h	GRAGE
1	F/C	A		349		i	ADDTN
	DK	P		172	2580	j	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
37	2	2016-02-11	DYER RICKIE L & LORI A	2FD	264600	157690	77310

Year	Land	Bldg	Total	Net Tax
2022	24060	39400	63460	2426.58
2021	24060	39400	63460	2569.84

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			



11173 SR 235 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1753	127950
	Part Upper	FRAME	728	33760
	Basement		728	13760
	Subtotal			175470
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		P	P		
Panelled Wall		X			
Unfinished Wall	X				
Floor/Carpet		X	X		
Floor/Concrete	X				
Floor/Tile-Lino		X	X		
Number of Rooms		1	3	3	
Bedrooms			1	3	
Fireplace					
Openings		1			
Stacks		1			
Central Heat			A		
HOT WATER					
Plumbing					
Standard		1			
Extra 2 Fixture		1			

Fireplaces		2000
Plumbing		1400
Garages and Carports		13820
Extra Features		11820
Total Value		204510
PUB ELECTRIC		
PRIV WATER		
PRIV SEWER		
PUB PAVED ST/RD		
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	1HB F			2481		C	1925AV	204510	.55		156450
2	Pole Build			72X120	8640		C	2016AV	103680	.25	.50	38880
3	Grain Bin	*PP	0	24X14	336		C	1974FR	0			0
4	Shed			56X72	4032		C	2003AV	48380	.50	.50	12100
5	Grain Bin	*PP	0	18X14	252		C	1980AV	0			0
6	Grain Bin	*PP			0		C	1974AV	0			0
7	Pole Build			40X60	2400		C	2003AV	28800	.50		14400
8	Shed			12X16	192		D	2009AV	1840	.40		1100
9	Shed			36X64	2304		D	OLD/FR	22120	.70		6640
10	ABATE2099	*705			0			2026	224740			0

Tab #		S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-		8.6234	8740	75370	2550	21990
C 39	PM	PEWAMO SILTY CLAY L		2.2637	9410	21300	3450	7810
C 52	PKA	PEWAMO SICL 0-1% SL		1.0611	9410	9980	3450	3660
670	HSITE	HOMESITE		1.0000	21750	21750	21750	21750
980	ROAD	ROAD		2.5125				
P 1	BOA	BLOUNT SILT LOAM 0-		5.1708	8740	45190	230	1190
P 39	PM	PEWAMO SILTY CLAY L		.6405	9410	6030	230	150
910		SOLAR PANEL		18.7280				
				40		179620	(100%)	56550
						62870	(35%)	19790

CAUV # 4024

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

28-320004.0000-v082020R