MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-330009.0000 AGR
B02 2026

sale

2023 RHODES RICHARD E & JO	1999-05-06	
2024 RHODES RICHARD E & JO	1999-05-06	
2025 RHODES RICHARD E & JO	1999-05-06	
2026 RHODES RICHARD E & JO A	1999-05-06 NW 1/4 NE 1/4 S33	40.00A
2592 TR 120	1QC	
	$0	
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%	252800	252800	252800	252800		252800	366460	366470
Bldg100%	200310	200310	200310	200310		200310	281660	281670
Totl100%	453110t	453110t	453110t	453110t		453110t	648110t	648140t
Cauv100%	133340	133340	133340	133340		252800	366460	134560
Tax Value:								
Land 35%	46670	46670	46670	46670		46670	47100	128260
Bldg 35%	70110	70110	70110	70110		70110	98580	98580
Totl 35%	116780t	116780t	116780t	116780t		116780t	145680t	226850t
Hmstd35%	73590	73590	73590	73590		73590	104430	
Owner Oc	60.78	57.58	57.60	57.60	57.60	hmstd 5250 l	68340 b	
Hmstd RB	318.38	329.46	340.70	340.70	340.70			
Net Tax	3771.96	3629.96	3612.76	3612.76	3612.76			
Cauv Sav	2097.08	1486.22	1438.20	1436.04				
Sp-Asmnt	119.71	197.64	197.64	197.64				

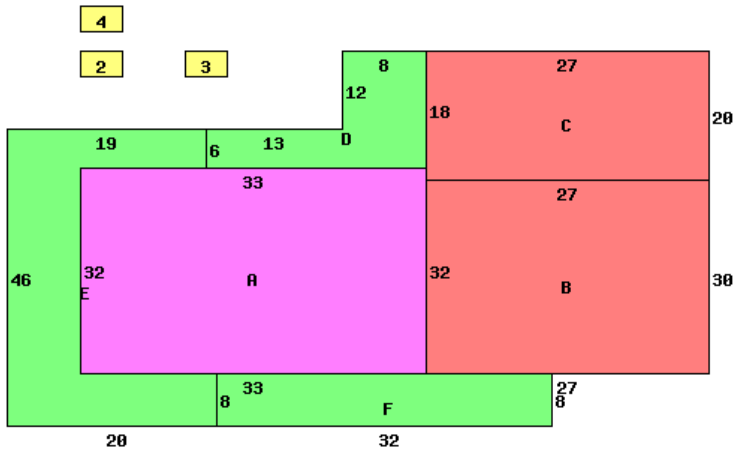
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	B/C	M		1056		a	*MAIN
1 B	B	A		810		b	ADDTN
1	B/C	A		540		c	ADDTN
	EFP	P		222	8880	d	PORCH
	OFP	P		498	14940	e	PORCH
	EFP	P		256	10240	f	PORCH

GAS FIREPLACE

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
191	1	1999-05-06	RHODES RICHARD E & JO AN	1QC	*	0	51740	64290
1039	1	1989-12-06		1WD		68000	0	85600
396	1	1989-05-17		1UN	*	0	0	85600

Year	Land	Bldg	Total	Net Tax
2022	26560	54600	81160	2761.10
2021	26560	54600	81160	2924.02

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			
232 DUNLAP #985 - SCIOTO RIVER	XA/2025			



2592 TR 120 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	BRICK	2406	174240
	Basement		810	15150
	Subtotal			189390
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Plumbing	2100
Floor/Pine	X	Extra Features	34060
Floor/Carpet	X	Total Value	225550
Number of Rooms	5		
Bedrooms	3	PUB ELECTRIC	
		PRIV WATER	
Central Heat	A	PRIV SEWER	
FORCED AIR		PUB PAVED ST/RD	
Plumbing			
Standard	1	Neighborhood:	
Extra 3 Fixture	1	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	1 B/C		2406		C	OLD/VG	225550	.30		268410
2	Pole Barn		30X40	1200		C	OLD/AV	14400	.65		5040
3	Garage		24X24	576		C	1977AV	13820	.65		8220
4	POND	*.21A		0			OLD/	0			0

Tab	#	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA	BLOUNT SILT LOAM 0-	16.5915	8740	145010	2550	42310
C	52	PKA	PEWAMO SICL 0-1% SL	20.3580	9410	191570	3450	70240
W	1	BOA	BLOUNT SILT LOAM 0-	.0239	5230	120	230	10
W	52	PKA	PEWAMO SICL 0-1% SL	1.0234	7790	7970	230	240
C	51	WSTL	WASTE LAND	.2824	170	50	50	10
	670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
	980	ROAD	ROAD	.7208				

40	366470	(100%)	134560	CAUV # 2413
	128260	(35%)	47100	

Call Back: Sign: PSN Date: 2015-04-21 Lister: 28-330009.0000-v082020R