

MARION TWP
UPPER SCIOTO SD

00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-330009.0000
B02

AGR
2025

sale

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

2022 RHODES RICHARD E & JO	1999-05-06	
2023 RHODES RICHARD E & JO	1999-05-06	
2024 RHODES RICHARD E & JO	1999-05-06	
2025 RHODES RICHARD E & JO A	1999-05-06 NW 1/4 NE 1/4 S33	40.00A
2592 TR 120	1QC	
ALGER OH 45812	\$0	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	40.0000	40.0000	40.0000	40.0000	
Land100%	230260	252800	252800	252800	252790
Bldg100%	156000	200310	200310	200310	200300
Totl100%	386260t	453110t	453110t	453110t	453090t
Cauv100%	75890	133340	133340	133340	133350
Tax Value:					
Land 35%	26560	46670	46670	46670	88480
Bldg 35%	54600	70110	70110	70110	70110
Totl 35%	81160t	116780t	116780t	116780t	158580t
Hmstd35%	57830	73590	73590	73590	
Owner Oc	58.20	60.78	57.58	57.60	hmstd 5250 l 68340 b
Hmstd RB	330.82	318.38	329.46	340.70	
Net Tax	2761.10	3771.96	3629.96	3612.76	
Cauv Sav	2097.08	1486.22	1438.20	1436.04	
Sp-Asmnt	119.71	119.71	197.64	197.64	

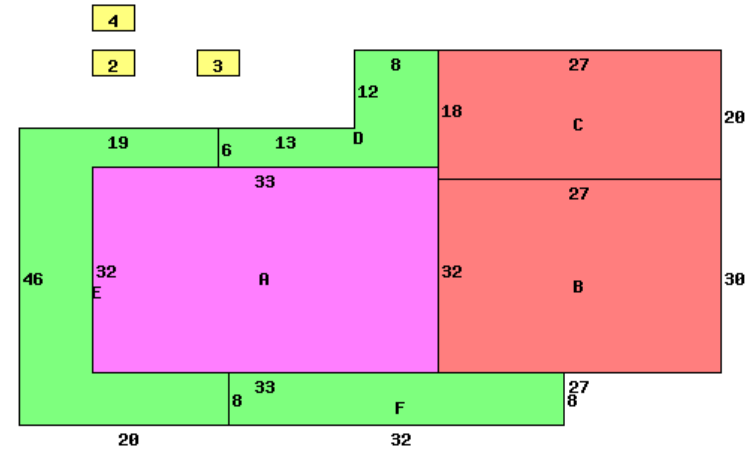
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	B/C	M		1056			
1	B	A		810		b	ADDTN
1	B/C	A		540		c	ADDTN
	FFP	P		222	8880	d	PORCH
	FFP	P		498	14940	e	PORCH
	FFP	P		256	10240	f	PORCH

GAS FIREPLACE

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
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
2021	26560	54600	81160	2924.02
2020	26560	54600	81160	2965.66

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
Story Height 1	Sq-Ft Value
Floor Level	2406 174240
Main	BRICK
Basement	810 15150
Subtotal	189390
Shingle	Roof GABLE
Plaster/Drywall	X Plumbing 2100
Floor/Pine	X Extra Features 34060
Floor/Carpet	X Total Value 225550
Number of Rooms	5
Bedrooms	3
Central Heat	A PUB ELECTRIC
FORCED AIR	PRIV WATER
Plumbing	PRIV SEWER
Standard	1 Neighborhood:
Extra 3 Fixture	1 Code: 2800
	Dwl/Gar/NC% 1.2000

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 B/C	2406	2406		C	OLD/VG		225550	.30		189460
2 Pole Barn		30X40	1200		C	OLD/AV		14400	.65		5040
3 Garage		24X24	576		C	1977AV		13820	.65		5800
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	6030	100050	2660	44130					
C 52	PKA PEWAMO SICL 0-1% SL	20.3580	6490	132120	3560	72480					
W 1	BOA BLOUNT SILT LOAM 0-	.0239	3610	90	770	20					
W 52	PKA PEWAMO SICL 0-1% SL	1.0234	5370	5500	1670	1710					
C 51	WSTL WASTE LAND	.2824	120	30	50	10					
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000					
980	ROAD ROAD	.7208									
						40	252790	(100%)	133350	CAUV # 2413	
							88480	(35%)	46670		