ROUNDHEAD TWP
UPPER SCIOTO SD 00360

Hardin County, Ohio
Michael T. Bacon, Auditor

37-170006.0000 AGR
B44 2025

sale

2022	THE 121 COMPANY LLC	2003-05-21
2023	THE 121 COMPANY LLC	2003-05-21
2024	THE 121 COMPANY LLC	2003-05-21
2025	THE 121 COMPANY LLC	2003-05-21 S1/2 S1/2 S28 117.00A
	16778 SR 235	7WD
		$0
	WAYNESFIELD OH 45896	

Eff Rate: – 45.43 — 41.39 — 40.07 — 40.02 — a/r

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	111	111	111	111	111	111
Acres	117.0000	117.0000	117.0000	117.0000	117.0000	
Land100%	73290	83200	83200	83200	48630	83210
Bldg100%	143860	152710	152710	152710	152710	152720
Totl100%	217140t	235910t	235910t	235910t	201340t	235930t
Cauv100%	41400	48630	48630	48630		48620
Tax Value:						
Land 35%	14490	17020	17020	17020	17020	29120
Bldg 35%	50350	53450	53450	53450	53450	53450
Totl 35%	64840t	70470t	70470t	70470t	70470t	82580t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	2667.94	2665.98	2585.10	2581.82	2581.82	
Cauv Sav	459.18	457.78	443.88	443.32		
Sp-Asmnt	65.80	65.80	119.04	119.04		

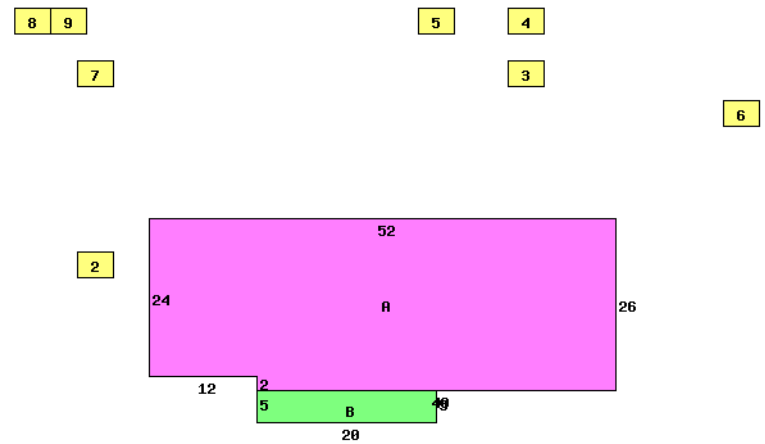
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1328		a	*MAIN
	OFP	P		100	3000	b	PORCH

SCIOTO RIVER HUNTING CLUB

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
248	7	2003-05-21	THE 121 COMPANY LLC	7WD *	0	168430	123000
1092	1	1989-12-27		1WD	350000	0	167600

Year	Land	Bldg	Total	Net Tax
2021	14490	50350	64840	2816.60
2020	14490	50350	64840	2854.46

p r o j e c t		ben acres / % factor
902 MAIN DISTRICT CONSERVANCY	XA/2025	
356 ZIMMERMAN-SCIOTO RIVER	XA/2025	
500 HARDIN COUNTY LANDFILL	XA/2025	



16778 SR 235 45896

Occupancy 6 Apartment

Story Height 1
Floor Level

			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME	1328	106440
	Basement		1328	24580
	Subtotal			131020
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X X	1328 sq ft	Basement Finish	14120
Floor/Carpet	X X		Air Conditioning	2300
Number of Rooms	1 6		Plumbing	2100
Bedrooms	3		Extra Features	3000
			Total Value	152540
Central Heat	A			
FORCED AIR			PUB ELECTRIC	
Central A/C	A		PRIV WATER	
Plumbing			PRIV SEWER	
Standard	1		PUB PAVED ST/RD	
Extra 3 Fixture	1		Topo: ROLLING	
			Neighborhood:	
			Code:	3800
			Dwl/Gar/NC%	1.0800

	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			2656		C	1981AV	152540	.30		115320	
2	Garage			30X30	900		D	1950FR	17280	.70		5600	
3	Silo	*NV	0	16X40	640			OLD/VP	0			0	
4	Hog House	*NV	0	30X75	2250			OLD/VP	0			0	
5	Crib/Grana	*NV		36X36	1296			OLD/VP	0			0	
6	SILO TR P	*NV	0	30X96	2880			OLD/VP	0			0	
7	Pole Build			30X72	2160		C	1974FR	20740	.70		6220	1 SIDE OPN
8	Pole Build			50X90	4500		C	1997AV	54000	.55		24300	
9	Lean-To			12X38	456		C	1990AV	3650	.65		1280	

Tab #		S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 4	CA	CARLISLE MUCK		1.0681	7410	7910	3140	3350
C 16	GYC2	GLYNWOOD CLAY LOAM		.8170	4750	3880	1050	860
C 26	MF	MILFORD SILTY CLAY		.0581	6900	400	3800	220
C 30	MRD2	MORLEY CLAY LOAM 12		.2439	4670	1140	350	90
C 44	SA	SARANAC SLTY CLAY L		.6333	6390	4050	2770	1750
C 49	WA	WALLKILL SLT LOAM F		1.0230	5470	5600	2050	2100
W 4	CA	CARLISLE MUCK		.0253	5100	130	1250	30
W 16	GYC2	GLYNWOOD CLAY LOAM		.4782	1460	700	230	110
W 26	MF	MILFORD SILTY CLAY		.2337	5740	1340	1910	450
W 37	OT	OLENTANGY SILT LOAM		.0845	1410	120	230	20
C 51	WSTL	WASTE LAND		3.0000	120	360	50	150
670	HSITE	HOMESITE		1.0000	15000	15000	15000	15000
980	ROAD	ROAD		1.8790				
C 71	WET	WETLANDS		106.4559	400	42580	230	24490
				117		83210	(100%)	48620
						29120	(35%)	17020

CAUV # 3229

Call Back: Sign: PSN Date: 2014-10-20 Lister: 37-170006.0000-v082020R