

ROUNDHEAD TWP
UPPER SCIOTO SD

00360

Hardin County, Ohio
Michael T. Bacon, Auditor

37-170006.0000
B44

AGR
2025

sale

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

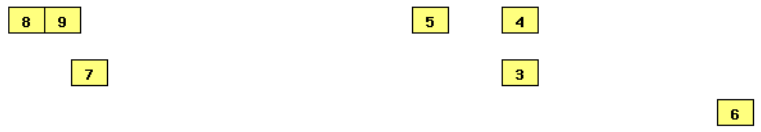
2022	THE 121 COMPANY LLC	2003-05-21	
2023	THE 121 COMPANY LLC	2003-05-21	
2024	THE 121 COMPANY LLC	2003-05-21	
2025	THE 121 COMPANY LLC	2003-05-21	S1/2 S1/2 S28 117.00A
	16778 SR 235	7WD	
	WAYNESFIELD OH 45896	\$0	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	117.0000	117.0000	117.0000	117.0000	
Land100%	73290	83200	83200	83200	83210
Bldg100%	143860	152710	152710	152710	152720
Totl100%	217140t	235910t	235910t	235910t	235930t
Cauv100%	41400	48630	48630	48630	48620
Tax Value:					
Land 35%	14490	17020	17020	17020	29120
Bldg 35%	50350	53450	53450	53450	53450
Totl 35%	64840t	70470t	70470t	70470t	82580t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	2667.94	2665.98	2585.10	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	a	*MAIN
1 B	F	M	P	1328	3000	b	PORCH
SCIOTO RIVER HUNTING CLUB							
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
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

Project	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	*DWELLING COMPUTATIONS
Story Height	1	Sq-Ft Value
Floor Level	Main	FRAME 1328 106440
	Basement	1328 24580
	Subtotal	131020
Shingle	Roof	GABLE
	B 1 2 U A	
Plaster/Drywall	X X	1328 sq ft
Floor/Carpet	X X	Basement Finish 14120
Number of Rooms	1 6	Air Conditioning 2300
Bedrooms	3	Plumbing 2100
		Extra Features 3000
Central Heat	A	Total Value 152540
FORCED AIR		
Central A/C	A	PUB ELECTRIC
Plumbing		PRIV WATER
Standard	1	PRIV SEWER
Extra 3 Fixture	1	PUB PAVED ST/RD
		Topo: ROLLING
		Neighborhood:
		Code: 3800
		Dwl/Gar/NC% 1.0800

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace	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	0 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
8 Pole Build		50X90	4500		C	1997AV	54000	.55			24300
9 Lean-To		12X38	456		C	1990AV	3650	.65			1280
1 SIDE OPN											
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv					
C 4	CA	CARLISLE MUCK	1.0681	7410	3140	3350					
C 16	GVC2	GLYNWOOD CLAY LOAM	.8170	4750	3880	860					
C 26	MF	MILFORD SILTY CLAY	.0581	6900	400	3800	220				
C 30	MRD2	MORLEY CLAY LOAM L2	.2439	4670	1140	350	90				
C 44	SA	SARANAC SLTY CLAY L	.6333	6390	4050	2770	1750				
C 49	WA	WALKKILL SLT LOAM F	1.0230	5470	5600	2050	2100				
W 4	CA	CARLISLE MUCK	.0253	5100	130	1250	30				
W 16	GVC2	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			CAUV # 3229	
					29120	(35%)	17020				