ROUNDHEAD TWP
UPPER SCIOTO SD 00360

Hardin County, Ohio
Michael T. Bacon, Auditor

37-170006.0000 AGR
B44 2026

sale

2023 THE 121 COMPANY LLC	2003-05-21	
2024 THE 121 COMPANY LLC	2003-05-21	
2025 THE 121 COMPANY LLC	2003-05-21	
2026 THE 121 COMPANY LLC	2003-05-21	S1/2 S1/2 S28 117.00A
16778 SR 235	7WD	
	$0	
WAYNESFIELD OH 45896		

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	117.0000	117.0000	117.0000	117.0000	117.0000			
Land100%	83200	83200	83200	83200		83200	120630	120620
Bldg100%	152710	152710	152710	152710		152710	188540	188550
Totl100%	235910t	235910t	235910t	235910t		235910t	309170t	309170t
Cauv100%	48630	48630	48630	48630		83200	120630	50820
Tax Value:								
Land 35%	17020	17020	17020	17020		17020	17790	42220
Bldg 35%	53450	53450	53450	53450		53450	65990	65990
Totl 35%	70470t	70470t	70470t	70470t		70470t	83780t	108210t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	2665.98	2585.10	2581.82	2581.82	2581.82			
Cauv Sav	459.18	457.78	443.88	443.32				
Sp-Asmnt	65.80	119.04	119.04	119.04				

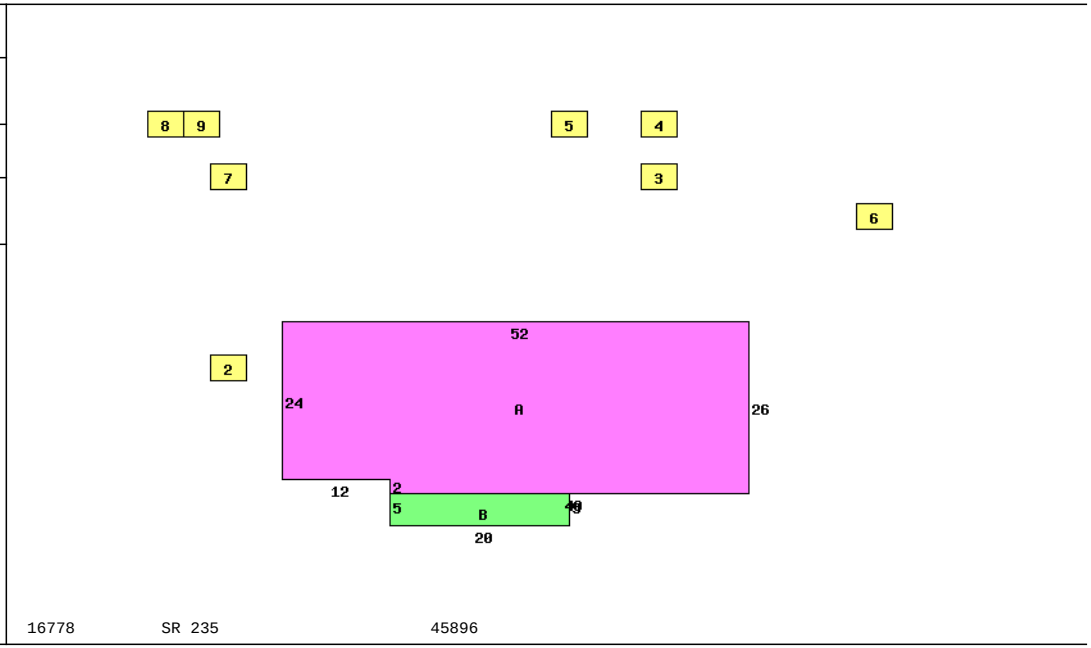
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1328		a	*MAIN
	OFP	P		100	3000	b	PORCH

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
2022	14490	50350	64840	2667.94
2021	14490	50350	64840	2816.60

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

			Sq-Ft	Value
Story Height 1				
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	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%	1.4000

	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		149490	
2	Garage			30X30	900		D	1950FR	17280	.70		7260	
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
P	4	CA	CARLISLE MUCK	1.0681	10740	11470	230	250
P	16	GYC2	GLYNWOOD CLAY LOAM	.8170	6890	5630	230	190
C	26	MF	MILFORD SILTY CLAY	.0337	10010	340	3680	120
P	30	MRD2	MORLEY CLAY LOAM 12	.2439	6770	1650	230	60
C	44	SA	SARANAC SLTY CLAY L	.6333	9270	5870	2660	1690
C	49	WA	WALLKILL SLT LOAM F	1.0230	7930	8110	1880	1920
W	4	CA	CARLISLE MUCK	.0253	7400	190	230	10
W	16	GYC2	GLYNWOOD CLAY LOAM	.4782	2120	1010	230	110
W	26	MF	MILFORD SILTY CLAY	.2337	8320	1940	230	50
W	37	OT	OLENTANGY SILT LOAM	.0845	2040	170	230	20
C	51	WSTL	WASTE LAND	3.0000	170	510	50	150
	670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
	980	ROAD	ROAD	1.8790				
C	71	WET	WETLANDS	106.4559	580	61740	230	24490
P	26	MF	MILFORD SILTY CLAY	.0244	10010	240	230	10

	117	120620	(100%)	50820
		42220	(35%)	17790

CAUV # 3229

Call Back: Sign: PSN Date: 2014-10-20 Lister:

37-170006.0000-v082020R