

CESSNA TWP
UPPER SCIOTO SD

00090

Hardin County, Ohio
Michael T. Bacon, Auditor

09-170011.0000
I07

RES
2025

sale

Eff Rate:- 45.55 — 37.43 — 38.11 — 38.02 — a/r

2022 CONLEY G LYNN BEAMAN-	2018-10-26
2023 CONLEY G LYNN BEAMAN-	2018-10-26
2024 CONLEY G LYNN BEAMAN-	2018-10-26
2025 CONLEY G LYNN BEAMAN- & 7556 CR 90	2018-10-26 PT NE1/4 3.00A 1SD
ALGER OH 45812	\$0

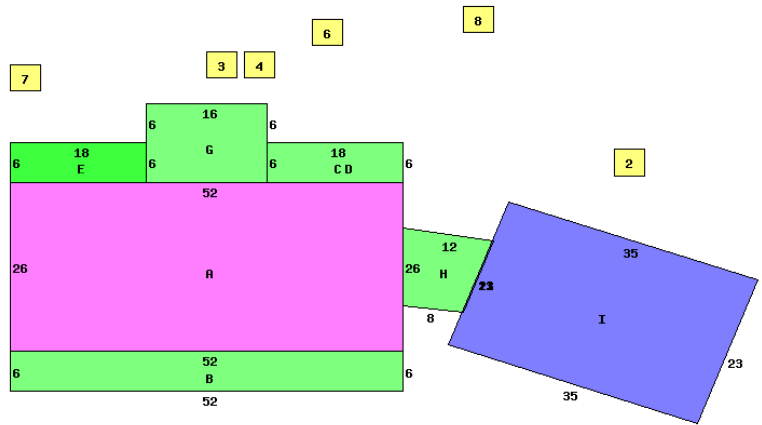
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	3.0000	3.0000	3.0000	3.0000	
Land100%	18600	25000	25000	25000	25000
Bldg100%	179140	258090	279370	278260	278250
Totl100%	197740t	283090t	304370t	303260t	303250t
Cauv100%					
Tax Value:					
Land 35%	6510	8750	8750	8750	8750
Bldg 35%	62700	90330	97780	97390	97390
Totl 35%	69210t	99080t	106530t	106140t	106140t
Hmstd35%	61350	88160	86950	86950	
Owner Oc	62.84	74.78	70.00	70.00	hmstd 5250 l 81700 b
Hmstd RB					
Net Tax	2806.22	3297.78	3647.00	3623.18	
Sp-Asmnt	30.16	30.16	74.82	74.82	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	BA	F	M	1352			
		OFF	P	312	9360	b	PORCH
		DK	P	108	1620	c	PORCH
		OFF2	P	108	3240	d	PORCH
		OFF2	P	108	3240	e	PORCH
		DK	P	108	1620	f	PORCH
		EFF	P	192	7680	g	PORCH
		EFF	P	118	4720	h	PORCH
		G3	G	822	23020	i	GRAGE

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
426	1	2018-10-26	CONLEY G LYNN BEAMAN- & J	1SD *	0	18000	172030
468	2	2014-09-19	BEAMAN G LYNN	2CT *	0	16510	188800
537	1	1994-06-21	BEAMAN BRYAN C & GAY LYN	1WD *	3000	0	0

Year	Land	Bldg	Total	Net Tax
2021	6510	62700	69210	2961.00
2020	6510	62700	69210	3000.54

project	ben acres	/	%	factor
902 MAIN DISTRICT CONSERVANCY				XA/2025
500 HARDIN COUNTY LANDFILL				XA/2025
136 COONEY - SCIOTO				XA/2025



7556 CR 90 45812

Occupancy 1 Single Family				*DWELLING COMPUTATIONS	
Story Height	2			Sq-Ft	Value
Floor Level		Main	FRAME	1352	107540
		Qtr Story	FRAME	1352	5110
		Basement		1352	25030
		Subtotal			137680
B 1 2 U A					
Plaster/Drywall	D	D	1080 sq ft	Basement Finish	11550
Unfinished Wall	X			Air Conditioning	2350
Floor/Carpet	X	X		Plumbing	3500
Floor/Concrete	X			Garages and Carpports	23020
Floor/Tile-Lino	X			Extra Features	31480
Number of Rooms	1	3	2	Total Value	209580
Bedrooms	1	2			
Central Heat	A			PUB ELECTRIC	
FORCED AIR				PRIV WATER	
Central A/C	A			PRIV SEWER	
Plumbing				PUB PAVED ST/RD	
Standard	1			Neighborhood:	
Extra 3 Fixture	1			Code:	700
Extra 2 Fixture	1			Dwl/Gar/NC%	1.1900

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 BAF		2432		B-	1994GD		251500	.22		233440
2 Pole Build		53X58	3074		C	1995AV		36890	.60		14760
3 POND	*.32A		0			OLD/		0			0
4 P	DK		305		C	2002AV		4580	.55		2060
5 Pole Build		24X32	768		C	2004AV		9220	.50		4610
6 P	DK	16X16	256		D	2002AV		3070	.55		1380
7 Pool		16X40	640			2023C		32000	.10	.30	20160
8 Shed	*PP	6X6	36			OLD/		0			0
9 Lean-To		10X32	320		D	2004FR		2050	.55		920
10 Lean-To		10X32	320		D	2004FR		2050	.55		920
homesite		acres/	effective	depth	actual	effective	extended	true			
small acreage		frontage	frontage	depth	rate	rate	value	value			
		1.0000	15000		15000	15000	15000	15000			
		2.0000	5000		5000	10000	10000	10000			