MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-020040.0000 RES
T10 2026

sale

2023 BAILEY SANDRA	2013-07-23	
2024 BAILEY SANDRA	2013-07-23	
2025 BAILEY SANDRA	2013-07-23	
2026 BAILEY SANDRA	2013-07-23 PT NE4 S2 3.006A	
4559 SR 309	1QC	
	$0	
ADA OH 45810		

Orig Tax Year 2002
Parent: 28-020003.0000

Eff Rate: – 38.85 — 37.53 — 37.48 — 37.48 — a/r

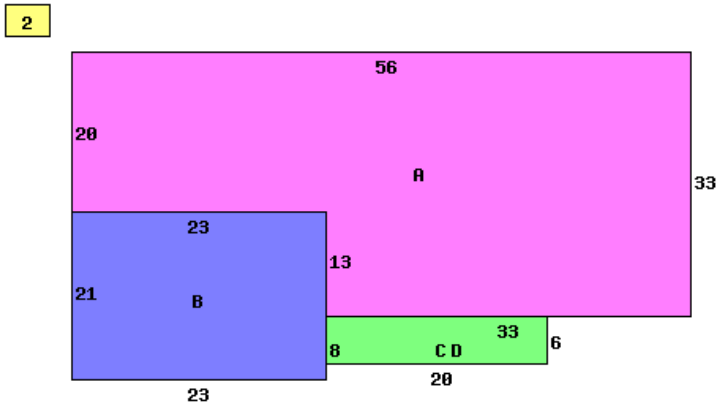
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	3.0060	3.0060	3.0060	3.0060	3.0060			
Land100%	28030	28030	28030	28030		28030	30740	30730
Bldg100%	167310	167310	167310	167310		167310	237030	237020
Totl100%	195340t	195340t	195340t	195340t		195340t	267770t	267750t
Cauv100%								
Tax Value:								
Land 35%	9810	9810	9810	9810		9810	10760	10760
Bldg 35%	58560	58560	58560	58560		58560	82960	82960
Totl 35%	68370t	68370t	68370t	68370t		68370t	93720t	93710t
Hmstd35%	64860	64860	64860	64860		64860	90210	
Owner Oc	53.56	50.76	50.76	50.76	50.76	hmstd 6300 l 58560 b		
Hmstd RB								
Net Tax	2376.76	2301.04	2297.56	2297.56	2297.56			
Sp-Asmnt	24.00	21.00	43.13	43.13				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	B	M		1549		a	*MAIN
	B	G		483	13520	b	GRAGE
	RFX	P		120	1200	c	PORCH
	STP	P		120	480	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
330	1	2013-07-23	BAILEY SANDRA	1QC *	0	16510	133110
311	1	2001-06-29	LOPEZ SANDRA K & TROY E	1WD	15330	0	0

Year	Land	Bldg	Total	Net Tax
2022	6510	52930	59440	2249.36
2021	6510	52930	59440	2382.12

project			ben acres	/ %	factor
110	HOG CREEK MAINLINE - HOG CR.	XA/2025			
121	TIGHE - HOG CREEK	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			
577	OTTAWA RIVER PROJECT MAINT	XA/2021			
350	LONAS-HOG CREEK	XA/2025			



4559 SR 309 45810

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	BRICK	1549	134550
	Subtotal			134550
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Fireplaces	2000
Floor/Carpet	X	Air Conditioning	2630
Floor/Tile-Lino	X	Plumbing	2100
Number of Rooms	6	Garages and Carports	13520
Bedrooms	3	Extra Features	1680
		Total Value	156480
Fireplace			
Openings	1	PUB ELECTRIC	
Stacks	1	PRIV WATER	
Central Heat	A	PRIV SEWER	
FORCED AIR		PUB PAVED ST/RD	
Central A/C	A		
Plumbing		Neighborhood:	
Standard	1	Code:	2800
Extra 3 Fixture	1	Dwl/Gar/NC%	1.7000

	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		1549		C+	2001GD	172130	.19		237020
2	Shed	*PP	10X14	140			2018AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	2.0060				5000	5000	10030	10030

Call Back: Sign: PSN Date: 2015-07-06 Lister: