MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-020043.0000 RES
T26 2025

sale

2022 TIMMERMAN LEE ANN	2004-03-18	
2023 TIMMERMAN LEE ANN	2004-03-18	
2024 TIMMERMAN LEE ANN	2004-03-18	
2025 TIMMERMAN LEE ANN	2004-03-18 NW PT NW4 S2	2.158A
6090 TR 55	1WD	
	$25,000	
ADA OH 45810		

Orig Tax Year 2005
Parent: 28-020010.0000

2026 TIMMERMAN LEEANN & STEV	2025-08-07	
6090 TR 55	1WD	
ADA OH 45810		

Eff Rate: 42.84 38.85 37.53 37.48 a/r

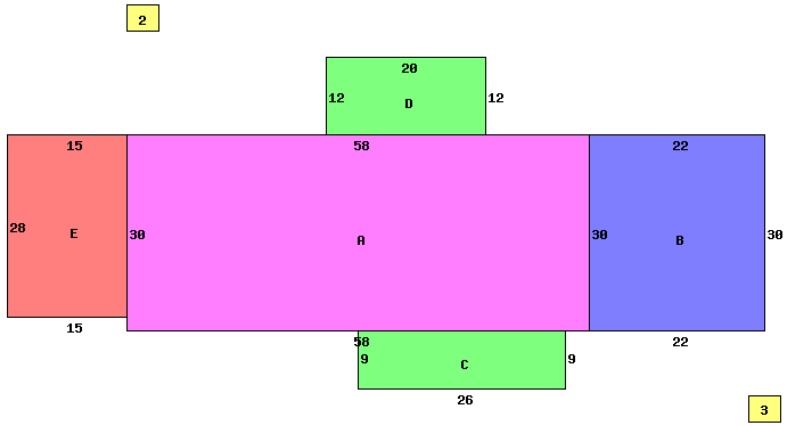
	2022	2023	2024	2025	
Tax Year					CAMA
Prop Cls	511	511	511	511	511
Acres	2.1580	2.1580	2.1580	2.1580	
Land100%	16090	23800	23800	23800	23790
Bldg100%	132770	154660	154660	154660	154650
Totl100%	148860t	178460t	178460t	178460t	178440t
Cauv100%					
Tax Value:					
Land 35%	5630	8330	8330	8330	8330
Bldg 35%	46470	54130	54130	54130	54130
Totl 35%	52100t	62460t	62460t	62460t	62450t
Hmstd35%	44770	51610	51610	51610	
Owner Oc	45.06	42.62	40.38	40.40	hmstd 6300 l 45310 b
Hmstd RB					
Net Tax	1977.12	2177.62	2108.12	2104.92	
Sp-Asmnt	25.97	27.62	24.62	30.93	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1740		a	*MAIN
	F2	G		660	15840	b	GRAGE
	OP	P		234	7020	c	PORCH
	EFP	P		240	9600	d	PORCH
1	F/C	A		420		e	ADDTN

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
350	1	2025-08-07	TIMMERMAN LEEANN & STEVEN	1WD *	0	23800	154660
142	1	2004-03-18	TIMMERMAN LEE ANN	1WD	25000	0	0

Year	Land	Bldg	Total	Net Tax
2021	5630	46470	52100	2093.82
2020	5630	46470	52100	2123.62

project			ben acres	/ %	factor
500	HARDIN COUNTY LANDFILL	XA/2025			
107	GRASS RUN #933 - HOG CREEK	XA/2025			
110	HOG CREEK MAINLINE - HOG CR.	XA/2025			
577	OTTAWA RIVER PROJECT MAINT	XA/2021			



6090 TR 55 45810

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	2160	145840
	Subtotal			145840
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Fireplaces	2000
Floor/Carpet	X	Plumbing	3500
Floor/Tile-Lino	X	Garages and Carports	15840
Number of Rooms	7	Extra Features	17220
Bedrooms	4	Total Value	184400
Fireplace		PUB ELECTRIC	
Openings	1	PRIV WATER	
Stacks	1	PRIV SEWER	
Central Heat	A	PUB PAVED ST/RD	
FORCED AIR			
Plumbing		Neighborhood:	
Standard	1	Code:	2800
Extra 3 Fixture	1	Dwl/Gar/NC%	1.2000
Extra 2 Fixture	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		2160		C-	1977AV	165960	.35		129450
2	Pole Build	1	100X60	6000		C	1978AV	72000	.65		25200
3	Shed	*PP	8X16	120			OLD/PR	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				18000	18000	18000	18000
small acreage	1.1580				5000	5000	5790	5790

Call Back: Sign: PSN Date: 2015-07-06 Lister: 28-020043.0000-v082020R