MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-030016.0000 RES
R34 2026

sale

2023	OSBORNE RICHARD P & M	2000-05-10
2024	OSBORNE RICHARD P & M	2000-05-10
2025	OSBORNE RICHARD P & M	2000-05-10
2026	OSBORNE RICHARD P & MAR	2000-05-10 N PT SE 1/4 SE 1/4 S3
	6773 TR 55	1SD 2.27A
		$122,450
	ALGER OH 45812	

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

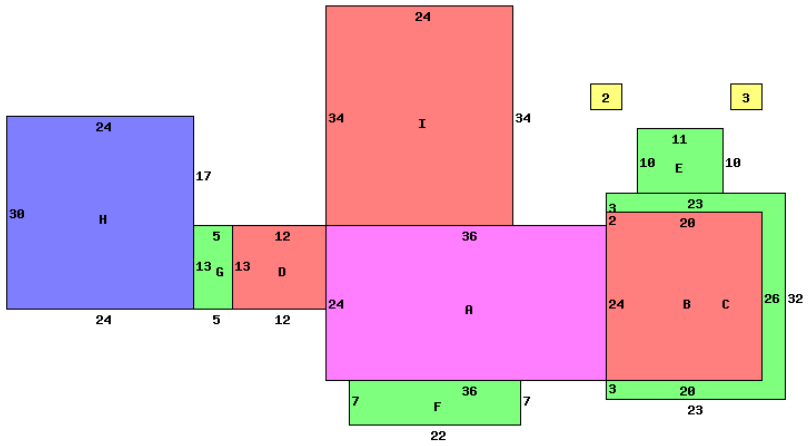
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	2.2700	2.2700	2.2700	2.2700	2.2700			
Land100%	24340	24340	24340	24340		24340	27060	27050
Bldg100%	204510	204510	204510	204510		204510	289400	289400
Totl100%	228860t	228860t	228860t	228860t		228860t	316460t	316450t
Cauv100%								
Tax Value:								
Land 35%	8520	8520	8520	8520		8520	9470	9470
Bldg 35%	71580	71580	71580	71580		71580	101290	101290
Totl 35%	80100t	80100t	80100t	80100t		80100t	110760t	110760t
Hmstd35%	77600	77600	77600	77600		77600	108260	
Owner Oc	64.08	60.72	60.74	60.74	60.74	hmstd 6300 l	71300 b	
Hmstd RB								
Net Tax	2783.20	2694.56	2690.46	2690.46	2690.46			
Sp-Asmnt	27.00	24.00	41.80	41.80				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		864		a	*MAIN
2	F	A		520		b	ADDTN
	OH	P		216	8210	c	PORCH
1	F/C	A		156		d	ADDTN
	BAL	P		110	1650	e	PORCH
	OFP	P		154	4620	f	PORCH
	EFP	P		65	2600	g	PORCH
	F2	G		720	17280	h	GRAGE
1 B	F	A		816		i	ADDTN

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
265	1	2000-05-10	OSBORNE RICHARD P & MARI	1SD		122450	12260	85370
435	0	1986-06-12			*	56000	0	94310
843	0	1985-11-22			*	0	0	94310

Year	Land	Bldg	Total	Net Tax
2022	5740	69490	75230	2845.86
2021	5740	69490	75230	3013.78

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



6773 TR 55 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	2356	156160
	Full Upper	FRAME	520	44140
	Basement		600	11420
	Subtotal			211720
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		D	D		
Panelled Wall		X	X		
Unfinished Wall	X				
Floor/Carpet		X	X		
Floor/Concrete	X				
Floor/Tile-Lino		L	L		
Number of Rooms		5	3		
Bedrooms		1	3		
Fireplace					
Openings	1				
Stacks	1				
Central Heat		A			
FORCED AIR					
Central A/C		A			
Plumbing					
Standard	1				
Extra 3 Fixture	2				

Fireplaces	2000	PUB ELECTRIC			
Air Conditioning	4940	PRIV WATER			
Plumbing	4200	PRIV SEWER			
Garages and Carports	17280	PUB PAVED ST/RD			
Extra Features	17080				
Total Value	257220	Neighborhood:			
		Code:	2800		
		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 F/C		2876		C+	1972AV	282940	.40		288600
2	Shed	*SV 0	14X30	420			OLD/FR	300			300
3	Shed	*SV 0	12X20	240			OLD/FR	500			500

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	1.2700				5000	5000	6350	6350

Call Back: Sign: PSN Date: 2015-07-02 Lister:

28-030016.0000-v082020R