

MARION TWP
UPPER SCIOTO SD

00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-030017.0000
R36

RES
2025

sale

Eff Rate:- 42.84 — 38.85 — 37.53 — 37.48 — a/r

| | |
|--------------------------|-------------------------------|
| 2022 BISCHOFF ANITA JEAN | 2019-12-06 |
| 2023 BISCHOFF ANITA JEAN | 2019-12-06 |
| 2024 BISCHOFF ANITA JEAN | 2019-12-06 |
| 2025 BISCHOFF ANITA JEAN | 2019-12-06 PT S 1/2 NE 1/4 S3 |
| 6407 TR 55 | 4CT 5.448A |
| ADA OH 45810 | \$0 |

| | | | | | |
|----------|---------|---------|---------|---------|---------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | CAMA |
| Prop Cls | 511 | 511 | 511 | 511 | 511 |
| Acres | 5.4500 | 5.4500 | 5.4500 | 5.4500 | |
| Land100% | 22970 | 35310 | 35310 | 35310 | 35310 |
| Bldg100% | 196540 | 228890 | 228890 | 228890 | 228890 |
| Totl100% | 219510t | 264200t | 264200t | 264200t | 264200t |
| Cauvl00% | | | | | |

| | |
|--------------------------|------------|
| 2026 BISCHOFF ANITA JEAN | 2025-05-21 |
| 6407 TR 55 | 2TD |
| ADA OH 45810 | |

| | | | | | |
|------------|---------|---------|---------|---------|----------------------|
| Tax Value: | | | | | |
| Land 35% | 8040 | 12360 | 12360 | 12360 | 12360 |
| Bldg 35% | 68790 | 80110 | 80110 | 80110 | 80110 |
| Totl 35% | 76830t | 92470t | 92470t | 92470t | 92470t |
| Hmstd35% | 63600 | 74040 | 74040 | 74040 | |
| Owner Oc | 64.02 | 61.14 | 57.94 | 57.94 | hmstd 6300 l 67740 b |
| Hmstd RB | | | | | |
| Net Tax | 2918.02 | 3225.84 | 3122.86 | 3118.14 | |
| Sp-Asmnt | 32.48 | 34.30 | 28.30 | 38.88 | |

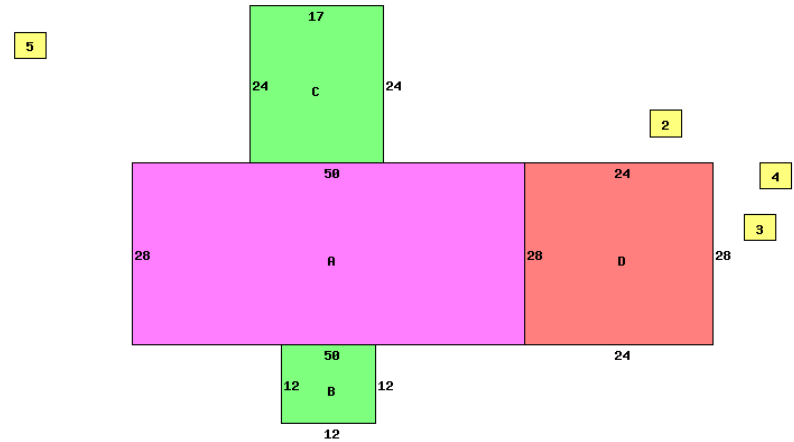
| | | | | | | |
|----------|--------|--------|------|------------|------------|---------|
| SHB+ LHB | CONS F | TYPE M | FACT | SQ-FT 1400 | VALUE 4320 | a *MAIN |
| | OPF | P | | 144 | 4320 | b PORCH |
| | PAT | P | | 408 | 1220 | c PORCH |
| | F/C | A | | 672 | | d ADDTN |

#: 25, L/W 280300250000 4.00a

| Sale# | #p | sale date | To | Type/Invalid? | Sale\$ | co:land | co:bldg |
|-------|----|------------|---------------------|---------------|--------|---------|---------|
| 226 | 2 | 2025-05-21 | BISCHOFF ANITA JEAN | 2TD * | 0 | 35310 | 228890 |
| 470 | 4 | 2019-12-06 | BISCHOFF ANITA JEAN | 4CT * | 0 | 22370 | 162110 |

| Year | Land | Bldg | Total | Net Tax |
|------|------|-------|-------|---------|
| 2021 | 8040 | 68790 | 76830 | 3090.26 |
| 2020 | 8040 | 68790 | 76830 | 3134.22 |

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



6407 TR 55 45810

| Occupancy 1 Single Family | | *DWELLING COMPUTATIONS | |
|---------------------------|------------|------------------------|-----------------------|
| Story Height | 1H | Sq-Ft | Value |
| Floor Level | Main | FRAME | 2072 141120 |
| | Part Upper | FRAME | 1400 41220 |
| | Basement | | 1400 25910 |
| | Subtotal | | 208250 |
| Shingle | Roof | GABLE | |
| Plaster/Drywall | X | | Heating -1620 |
| Unfinished Wall | X | X | Air Conditioning 3690 |
| Floor/Carpet | X | | Plumbing 2100 |
| Floor/Tile-Lino | X | | Extra Features 5540 |
| Number of Rooms | 1 4 2 | | Total Value 217960 |
| Bedrooms | 1 2 | | |
| Central Heat | X | | PUB ELECTRIC |
| FORCED AIR | | | PUB GAS |
| Central A/C | X | | PUB WATER |
| Plumbing | | | PUB SEWER |
| Standard | 1 | | PUB PAVED ST/RD |
| Extra 3 Fixture | 1 | | Neighborhood: |
| | | | Code: 2800 |
| | | | Dwl/Gar/NC% 1.2000 |

| Bldg Type | SHB+Cons | DixHt | Unit | Blt/Renov | Replace | Phy | Fnc | True |
|---------------|----------|-----------|-------|-----------|-----------|----------|-------|-------------|
| 1 DWELLING | 1HB F | 3472 | | C | 1989AV | 217960 | .26 | 193550 |
| 2 Pole Build | | 50X60 | 3000 | C | 1973AV | 36000 | .65 | 12600 |
| 3 Shed | F | 10X16 | 160 | D | 1999FR | 1540 | .60 | 620 |
| 4 Pole Build | | 48X64 | 3072 | C | 2009AV | 36860 | .40 | 22120 |
| 5 POND | *.12AC | | 0 | OLD/ | | 0 | | 0 |
| homesite | 1.0000 | effective | depth | actual | effective | extended | true | |
| small acreage | 4.4500 | frontage | depth | rate | rate | value | value | |
| | | | | 5000 | 3890 | 17310 | 17310 | |
| | | | | | | | | Total Value |

Call Back: Sign: PSN Date: 2015-07-02 Lister: 28-030017.0000-v082020R