MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-040002.0000 RES
P12 2024

sale

2021	GUYTON MARTIN R & WAN	1988-05-06
2022	GUYTON MARTIN R & WAN	1988-05-06
2023	GUYTON MARTIN R & WAN	1988-05-06
2024	GUYTON MARTIN R & WANNE	1988-05-06 PT W 2 NW 4 S4 10.00A
	2204 SR 309	
		$60,000
	ADA OH 45810	

2025	GUYTON MARTIN R	2024-10-21
	2204 SR 309	3CT
	ADA OH 45810	

Eff Rate: – 45.38 — 42.84 — 38.85 — 37.53 — a/r

Tax Year	2021	2022	2023	2024		CAMA
Prop Cls	511	511	511	511		511
Acres	10.0000	10.0000	10.0000	10.0000		
Land100%	27460	27460	42740	42740		42750
Bldg100%	67340	67340	83430	83430		83420
Totl100%	94800t	94800t	126170t	126170t		126170t
Cauv100%						
Tax Value:						
Land 35%	9610	9610	14960	14960		14960
Bldg 35%	23570	23570	29200	29200		29200
Totl 35%	33180t	33180t	44160t	44160t		44160t
Hmstd35%	25530	25530	31620	31620		
Owner Oc	27.26	25.70	26.12	24.74	hmstd 6300 l	25320 b
Hmstd RB						
Net Tax	1336.62	1262.14	1543.62	1494.28		
Sp-Asmnt	40.00	38.00	43.66	40.66		

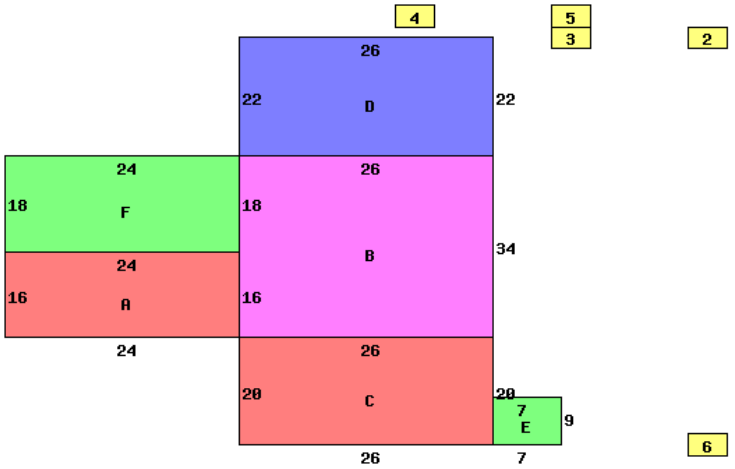
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	A		384		a	ADDTN
1 B	F	M		884		b	*MAIN
1	F/C	A		520		c	ADDTN
	F2	G		572	13730	d	GRAGE
	OFP	P		63	1890	e	PORCH
	DK	P		432	6480	f	PORCH

MOBILE HOME ACCT: 28-0220 TITLE: UNKNOWN 1969 LIBERTY INACTIVE/STOAGE ONLY

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
461	3	2024-10-21	GUYTON MARTIN R	3CT *	0	42740	83430
325	0	1988-05-06		*	60000	0	68710
925	0	1987-10-29		*	0	0	68710
203	0	1987-03-25		*	65500	0	74030

Year	Land	Bldg	Total	Net Tax
2020	9610	23570	33180	1355.64
2019	9400	19400	28800	1081.08

p r o j e c t		ben acres / % factor
107 GRASS RUN #933 - HOG CREEK	XA/2024	
500 HARDIN COUNTY LANDFILL	XA/2024	
577 OTTAWA RIVER PROJECT MAINT	XA/2021	



2204 SR 309 45810

Occupancy 1 Single Family

Story Height 1

Floor Level			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME	1788	130510
	Basement		884	16510
	Subtotal			147020
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Air Conditioning	3110
Panelled Wall	X	Garages and Carports	13730
Unfinished Wall	X	Extra Features	8370
Floor/Hardwood	X	Total Value	172230
Floor/Carpet	X		
Number of Rooms	1 6	PUB ELECTRIC	
Bedrooms	3	PUB GAS	
		PRIV WATER	
Central Heat	A	PRIV SEWER	
FORCED AIR		PUB PAVED ST/RD	
Central A/C	A		
Plumbing		Neighborhood:	
Standard	1	Code:	2800
		Dwl/Gar/NC%	1.2000

	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 F		1788		C	OLD/FR	172230	.65		72340
2	Pole Build		50X50	2500		C	1980AV	30000	.65		10500
3	Garage	*NV 0	12X18	216			OLD/PR	0			0
4	Shed	*NV 0	10X12	120			OLD/PR	0			0
5	Shed	*NV 0	10X12	120			OLD/PR	0			0
6	MH/LRE	*	12X46	552			1969AV	0			0
7	Shed		12X20	240		D	OLD/PR	2300	.75		580

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				18000	18000	18000	18000
small acreage	9.0000				5000	2750	24750	24750

Call Back: Sign: PSN Date: 2015-07-02 Lister: 28-040002.0000-v082020R