MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-040002.0000 RES
P12 2026

sale

2023 GUYTON MARTIN R & WAN	1988-05-06	
2024 GUYTON MARTIN R & WAN	1988-05-06	
2025 GUYTON MARTIN R	2024-10-21	
2026 GUYTON MARTIN R	2024-10-21 PT W 2 NW 4 S4	10.00A
2204 SR 309	3CT	
	$0	
ADA OH 45810		

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	10.0000	10.0000	10.0000	10.0000	10.0000			
Land100%	42740	42740	42740	42740		42740	45460	45450
Bldg100%	83430	83430	83430	83430		83430	113570	113560
Totl100%	126170t	126170t	126170t	126170t		126170t	159030t	159010t
Cauv100%								
Tax Value:								
Land 35%	14960	14960	14960	14960		14960	15910	15910
Bldg 35%	29200	29200	29200	29200		29200	39750	39750
Totl 35%	44160t	44160t	44160t	44160t		44160t	55660t	55650t
Hmstd35%	31620	31620	31620	31620		31620	43120	
Owner Oc	26.12	24.74	24.74	24.74	24.74	hmstd 6300 l	25320 b	
Hmstd RB								
Net Tax	1543.62	1494.28	1492.02	1492.02	1492.02			
Sp-Asmnt	43.66	40.66	55.00	55.00				

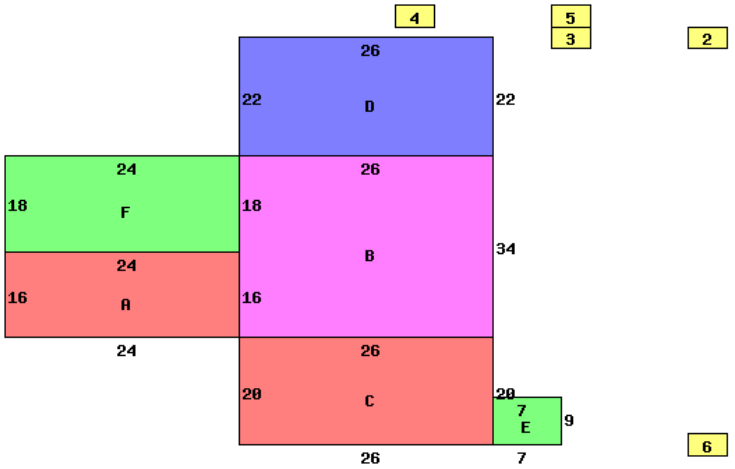
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	A		384		a	ADDTN
1 B	F	M		884		b	*MAIN
1	F/C	A		520		c	ADDTN
	F2	G		572	13730	d	GRAGE
	OFP	P		63	1890	e	PORCH
	DK	P		432	6480	f	PORCH

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
2022	9610	23570	33180	1262.14
2021	9610	23570	33180	1336.62

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			



2204 SR 309 45810

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1788	130510
	Basement		884	16510
	Subtotal			147020
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X			
Panelled Wall		X			
Unfinished Wall	X				
Floor/Hardwood		X			
Floor/Carpet		X			
Number of Rooms	1	6			
Bedrooms		3			
Central Heat		A			
FORCED AIR					
Central A/C		A			
Plumbing					
Standard	1				

Air Conditioning	3110
Garages and Carports	13730
Extra Features	8370
Total Value	172230
PUB ELECTRIC	
PUB GAS	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Neighborhood:	
Code:	2800
Dwl/Gar/NC%	1.7000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Blt/Renov Grade	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B F		1788		C	OLD/FR	172230	.65		102480
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				20700	20700	20700	20700
small acreage	9.0000				5000	2750	24750	24750

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

28-040002.0000-v082020R