MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-040021.0000 RES
P34 2026

sale

2023 WILCOX JACKIE V & WIL	2013-06-20	
2024 WILCOX JACKIE V & WIL	2013-06-20	
2025 WILCOX JACKIE V & WIL	2013-06-20	
2026 WILCOX JACKIE V & WILCO	2013-06-20 PT SE 1/4 S4 1.00A	
6907 CR 45	1QC	
	$0	
ALGER OH 45812		

2028 WILCOX JACKIE V & JANE	2026-09-11	
6907 CR 45	1SD	
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	1.7800	1.7800	1.7800	1.7800	1.7800			
Land100%	21910	21910	21910	21910		21910	24600	24600
Bldg100%	105200	105200	105200	105200		105200	147140	147130
Totl100%	127110t	127110t	127110t	127110t		127110t	171740t	171730t
Cauv100%								
Tax Value:								
Land 35%	7670	7670	7670	7670		7670	8610	8610
Bldg 35%	36820	36820	36820	36820		36820	51500	51500
Totl 35%	44490t	44490t	44490t	44490t		44490t	60110t	60110t
Hmstd35%	41520	41520	41520	41520		41520	57140	
Owner Oc	34.30	32.48	32.50	32.50	32.50	hmstd 6300 l	35220 b	
Hmstd RB								
Net Tax	1547.16	1497.90	1495.60	1495.60	1495.60			
Sp-Asmnt	41.68	35.68	53.36	53.36				

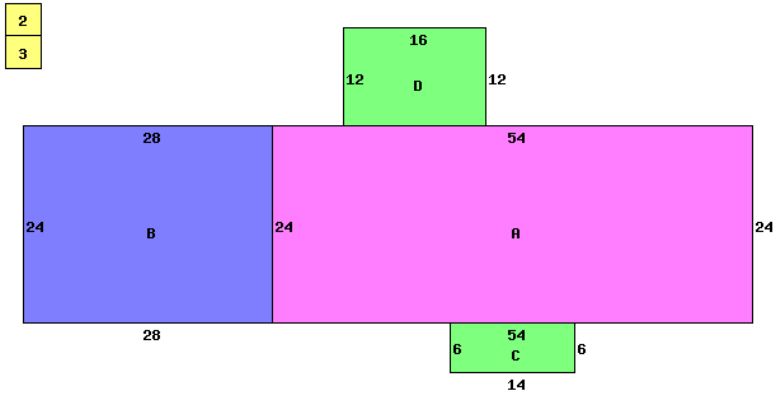
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1296		a	*MAIN
	F2	G		672	16130	b	GRAGE
	OFP	P		84	2520	c	PORCH
	DK	P		192	2880	d	PORCH

#: 044, L/W
gas fireplace
280400440000 .78a

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
418	1	2026-09-11	WILCOX JACKIE	1SD *	0	21910	105200
280	1	2013-06-20	WILSON JACKIE	1QC *	0	12830	77800
239	2	1995-04-03	WILCOX JACKIE	WD	65000	6510	48510
544	0	1986-07-18		*	12250	0	37710

Year	Land	Bldg	Total	Net Tax
2022	5230	28720	33950	1285.58
2021	5230	28720	33950	1361.42

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			
283 HETRICK #1027 - HOG CREEK MA	XA/2025			
577 OTTAWA RIVER PROJECT MAINT	XA/2021			



6907 CR 45 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1296	107140
	Subtotal			107140
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall	D	Air Conditioning	2330
Floor/Carpet	X	Plumbing	2100
Floor/Tile-Lino	L	Garages and Carports	16130
Number of Rooms	6	Extra Features	5400
Bedrooms	3	Total Value	133100
Central Heat	A	PUB ELECTRIC	
		PRIV WATER	
Heat Pump	A	PRIV SEWER	
Central A/C	A	PUB PAVED ST/RD	
Plumbing		Topo: ROLLING	
Standard	1		
Extra 3 Fixture	1	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		1296		C-	OLD/VG	119790	.30		142550
2	Pole Build			15X25	375		C	2016AV	4500	.25		3380
3	P		CAN	8X25	200		C	2016AV	1600	.25		1200

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	.7800				5000	5000	3900	3900

Call Back: Sign: PSN Date: 2017-06-02 Lister: 28-040021.0000-v082020R