MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-040026.0000 RES
P27 2026

sale

2023 CRAFT CHRISTOPHER J &	1995-01-24	
2024 CRAFT CHRISTOPHER J &	2023-11-03	
2025 CRAFT CHRISTOPHER J &	2023-11-03	
2026 CRAFT CHRISTOPHER J & D	2023-11-03 PT SE 1/4 S4	5.00A
2771 CR 80	1WD	
	$0	
ALGER OH 45812		

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

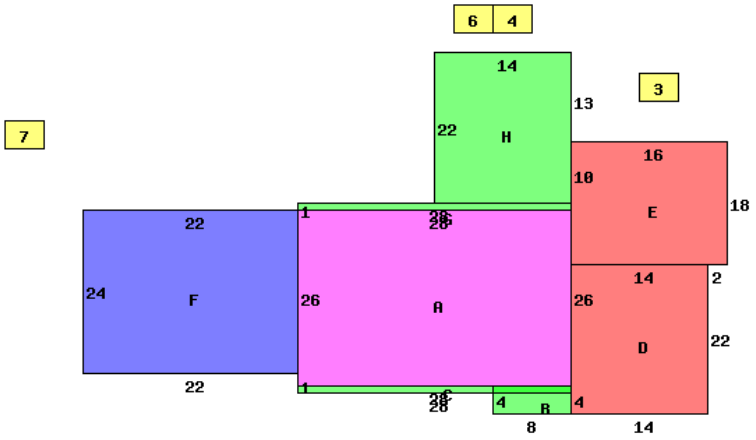
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	5.0000	5.0000	5.0000	5.0000	5.0000			
Land100%	34000	34000	34000	34000		34000	36710	36700
Bldg100%	204510	204510	204510	204510		204510	287970	287960
Totl100%	238510t	238510t	238510t	238510t		238510t	324690t	324660t
Cauv100%								
Tax Value:								
Land 35%	11900	11900	11900	11900		11900	12850	12850
Bldg 35%	71580	71580	71580	71580		71580	100790	100790
Totl 35%	83480t	83480t	83480t	83480t		83480t	113640t	113630t
Hmstd35%	69550	69550	69140	69140		69140	96270	
Owner Oc	57.44	54.42	54.12	54.12	54.12	hmstd 6300 l	62840 b	
Hmstd RB								
Net Tax	2909.98	2817.12	2813.16	2813.16	2813.16			
Sp-Asmnt	27.30	24.30	30.44	30.44				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		728		a	*MAIN
	OP	P		32	960	b	PORCH
	OH	P		28	1060	c	PORCH
1	F/C	A		308		d	ADDTN
1	F	A		288		e	ADDTN
	F2	G		528	12670	f	GRAGE
	OH	P		28	1060	g	PORCH
	DK	P		308	4620	h	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
464	1	2023-11-03	CRAFT CHRISTOPHER J & DAW	1WD	*	0	34000	204510
52	1	1995-01-24	CRAFT CHRISTOPHER J & DA	1WD		51500	14400	59910
	1	1994-12-28	SHEPHERD LUTHER & EDITH	1CT	*	0	14400	59910

Year	Land	Bldg	Total	Net Tax
2022	7770	57730	65500	2483.20
2021	7770	57730	65500	2629.76

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			
577	OTTAWA RIVER PROJECT MAINT	XA/2021			



2771 CR 80 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1324	106120
	Full Upper	FRAME	728	54960
	Basement		728	13760
	Subtotal			174840
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D D D	368 sq ft	Basement Finish 4110
Unfinished Wall	X		Fireplaces 2000
Floor/Carpet	X X X		Air Conditioning 3590
Floor/Tile-Lino	X X		Plumbing 2100
Number of Rooms	1 4 3		Garages and Carports 12670
Bedrooms	3		Extra Features 9940
			Total Value 209250
Fireplace			
Openings	1		PUB ELECTRIC
Stacks	1		PUB GAS
Central Heat	A		PRIV WATER
FORCED AIR			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	2 B F		2420		C+	1972GD	230180	.35		254350
2	COTTAGE	*SV 0	22X28	616			1973GD	3000			3000
3	Garage		24X30	720		C	1982FR	17280	.70		8810
4	POND	*.28A		0			OLD/	0			0
5	Garage		16X16	256		C	OLD/AV	6140	.65		3650
6	P	DK	15X15	225		C	1982AV	3380	.65		1180
7	Garage		20X26	520		C	2017AV	12480	.20		16970

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	4.0000				5000	4000	16000	16000

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

28-040026.0000-v082020R