MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-040040.0000 RES
P31 2026

sale

2023 LOWERY WILLIAM J & DE	1991-11-20	
2024 LOWERY WILLIAM J & DE	1991-11-20	
2025 TITUS CLAUDIA	2024-10-10	
2026 TITUS CLAUDIA	2024-10-10	PT S1/2 E/12 SE1/4 S4
2921 CR 80	1WD .90A	
	$90,000	
ALGER OH 45812		

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

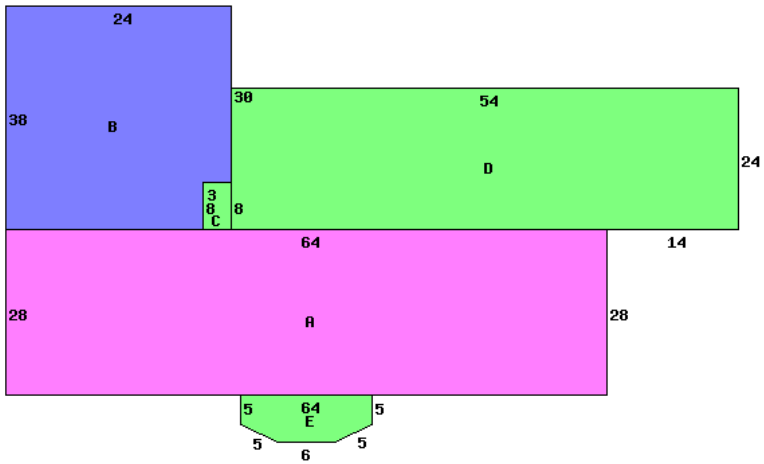
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	.9000	.9000	.9000	.9000	.9000			
Land100%	17110	17110	17110	17110		17110	19660	19670
Bldg100%	137030	137030	137030	137030		137030	194110	194120
Totl100%	154140t	154140t	154140t	154140t		154140t	213770t	213790t
Cauv100%								
Tax Value:								
Land 35%	5990	5990	5990	5990		5990	6880	6880
Bldg 35%	47960	47960	47960	47960		47960	67940	67940
Totl 35%	53950t	53950t	53950t	53950t		53950t	74820t	74830t
Hmstd35%								
Owner Oc	44.56	42.22						
Hmstd RB								
Net Tax	1873.18	1813.56	1853.02	1853.02	1853.02			
Sp-Asmnt	29.07	26.07	34.14	34.14				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1792		a	*MAIN
	F2	G		888	21310	b	GRAGE
	OP	P		24	720	c	PORCH
	PAT	P		1296	3890	d	PORCH
	OFP	P		100	3000	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
444	1	2024-10-10	TITUS CLAUDIE	1WD	90000	17110	137030
443	1	2024-10-04	LOWERY WILLIAM J	1CT *	0	17110	137030
957	2	1991-11-20		2UN *	13500	0	4510

Year	Land	Bldg	Total	Net Tax
2022	4190	38640	42830	1619.28
2021	4190	38640	42830	1714.82

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			



2921 CR 80 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1792	130800
	Subtotal			130800
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Fireplaces	2000
Floor/Carpet	X	Air Conditioning	3120
Number of Rooms	6	Plumbing	2100
Bedrooms	3	Garages and Carports	21310
		Extra Features	7610
Fireplace		Total Value	166940
Openings	1		
Stacks	1	PUB ELECTRIC	
Central Heat	A	PUB GAS	
FORCED AIR		PRIV WATER	
Central A/C	A	PRIV SEWER	
Plumbing		PUB PAVED ST/RD	
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		1792		C-	1991GD	150250	.24		194120

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	.9000				20700	20700	19670	19670

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

28-040040.0000-v082020R