

MARION TWP
UPPER SCIOTO SD

00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-040043.0000
P21

RES
2025

sale

Eff Rate:- 42.84 — 38.85 — 37.53 — 37.48 — a/r

2022 BEAVERS CASEY R & KAL	2020-08-28
2023 BEAVERS CASEY R & KAL	2020-08-28
2024 BEAVERS CASEY R & KAL	2020-08-28
2025 BEAVERS CASEY R & KALEE	2020-08-28 PT E1/2 SW1/4 1.002A
2431 CR 80	2SD
ALGER OH 45812	\$215,900

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	1.0000	1.0000	1.0000	1.0000	18000
Land100%	12600	18000	18000	18000	143390
Bldg100%	127370	143400	143400	143400	161390t
Totl100%	139970t	161400t	161400t	161400t	
Cauvl00%					
Tax Value:					
Land 35%	4410	6300	6300	6300	6300
Bldg 35%	44580	50190	50190	50190	50190
Totl 35%	48990t	56490t	56490t	56490t	56490t
Hmstd35%					
Owner Oc	49.30	46.66	44.20	44.22	
Hmstd RB					
Net Tax	1852.18	1961.36	1898.96	1896.04	
Sp-Asmnt	31.19	31.19	58.43	58.43	

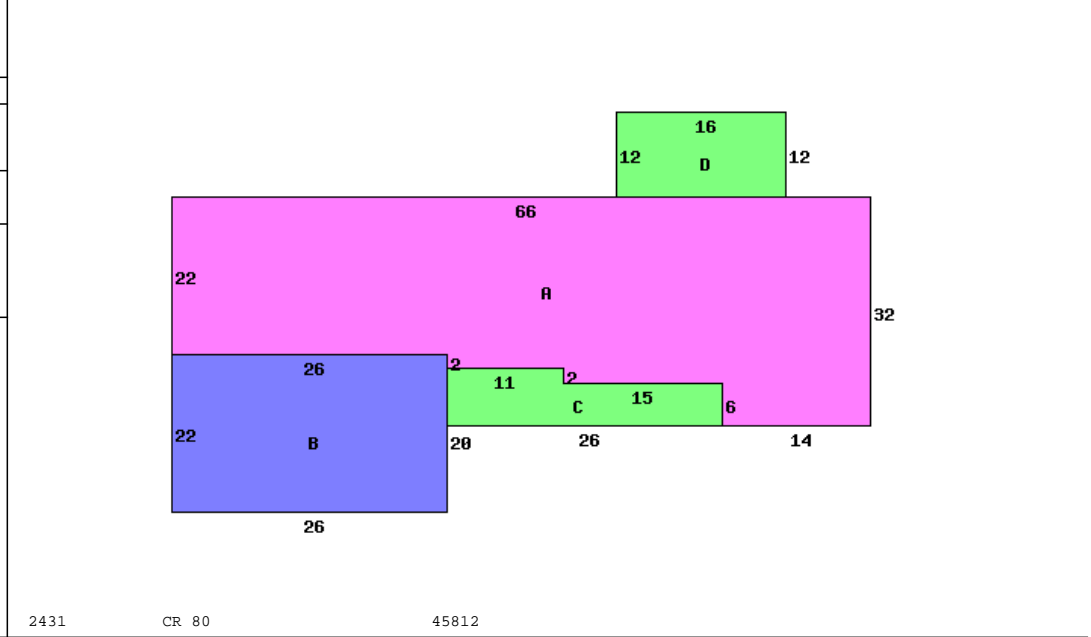
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F	M		1674			
	F	G		572	13730		b GRAGE
	OFF	P		178	5340		c PORCH
	PAT	P		192	580		d PORCH

gas fireplace

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
381	2	2020-08-28	BEAVERS CASEY R & KALEE	J 2SD	215900	12000	102290
274	2	2016-06-29	COLLIGSWORTH BRENDA FAY	2CT *		10510	111030
531	1	1994-06-17	COLLINGSWORTH GREGORY M	LWD *	5000	0	0

Year	Land	Bldg	Total	Net Tax
2021	4410	44580	48990	1961.46
2020	4410	44580	48990	1989.38

Project	ben acres	/	%	factor
902 MAIN DISTRICT CONSERVANCY				
176 BRANSTETTER - SCIOTO				
500 HARDIN COUNTY LANDFILL				
272 COOK DITCH - SCIOTO RIVER MA				
910 COTTONWOOD CONSERVANCY				



2431 CR 80 45812

Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	1	Sq-Ft Value
Floor Level	Main	FRAME 1674 125400
Shingle	Roof	GABLE 125400
Plaster/Drywall	D	Air Conditioning 3000
Floor/Hardwood	X	Plumbing 3500
Floor/Carpet	X	Garages and Carports 13730
Floor/Tile-Lino	T	Extra Features 7560
Number of Rooms	7	Total Value 153190
Bedrooms	2	
Central Heat	A	PUB ELECTRIC
FORCED AIR		PRIV WATER
Central A/C	A	PRIV SEWER
Plumbing		PUB PAVED ST/RD
Standard	1	Topo: ROLLING
Extra 3 Fixture	1	Neighborhood:
Extra 2 Fixture	1	Code: 2800
		Dwl/Gar/NC% 1.2000

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F	FtxFt	1674	Rate	C	1997GD	153190	.22	Dpr	143390
homesite	1.0000	effective	depth	depth	actual	effective	extended	true		
		frontage	depth	factor	rate	rate	value	value		
					18000	18000	18000	18000		

Plaster/Drywall	D	Air Conditioning	3000
Floor/Hardwood	X	Plumbing	3500
Floor/Carpet	X	Garages and Carports	13730
Floor/Tile-Lino	T	Extra Features	7560
Number of Rooms	7	Total Value	153190
Bedrooms	2		
Central Heat	A	PUB ELECTRIC	
FORCED AIR		PRIV WATER	
Central A/C	A	PRIV SEWER	
Plumbing		PUB PAVED ST/RD	
Standard	1	Topo: ROLLING	
Extra 3 Fixture	1	Neighborhood:	
Extra 2 Fixture	1	Code: 2800	
		Dwl/Gar/NC% 1.2000	

Call Back:

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

28-040043.0000-v082020R