

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	
Cauv100%					
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	

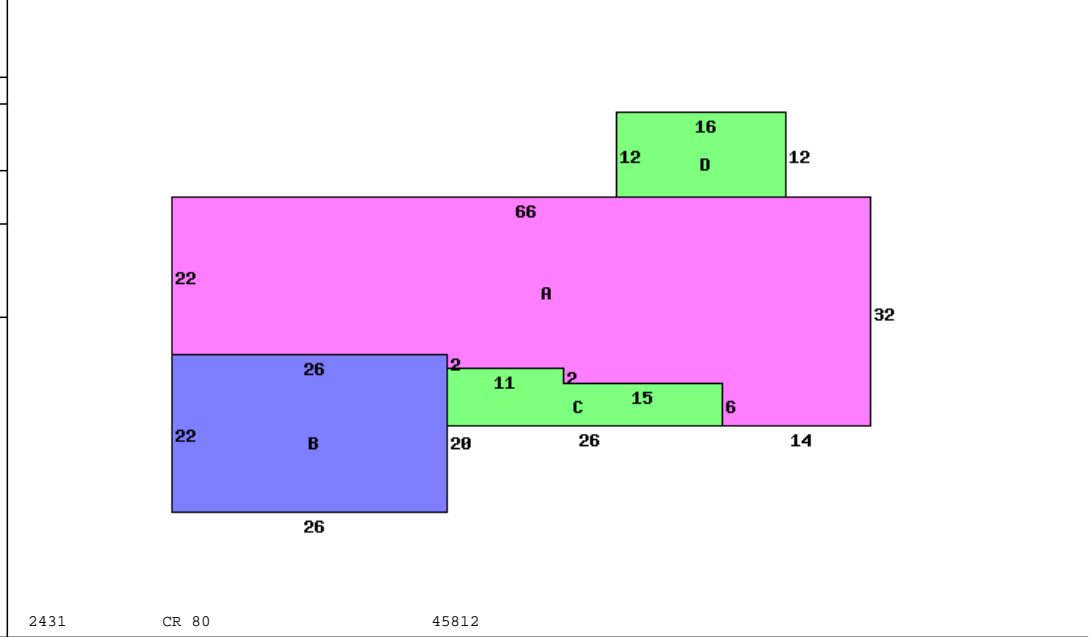
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F	M		1674		a	*MAIN
	F	G		572	13730	b	GRAGE
	OFFP	P		178	5340	c	PORCH
	PAT	P		192	580	d	PORCH

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				XA/2025
176 BRANSTETTER - SCIOTO				XA/2025
500 HARDIN COUNTY LANDFILL				XA/2025
272 COOK DITCH - SCIOTO RIVER MA				XA/2025
910 COTTONWOOD CONSERVANCY				XA/2025



Occupancy 1 Single Family		*DWELLING COMPUTATIONS
Story Height 1	Main	Sq-Ft Value
Floor Level	FRAME	1674 125400
Shingle	Roof GABLE	125400
Plaster/Drywall	D	Air Conditioning 3000
Floor/Hardwood	X	Plumbing 3500
Floor/Carpet	X	Garages and Carpets 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	acres/	effective	depth	depth	actual	effective	extended	true		
	frontage	frontage	depth	factor	rate	rate	value	value		
	1.0000				18000	18000	18000	18000		

Call Back:	Sign: PSN Date: 2015-07-02	Lister:	28-040043.0000-v082020R
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