MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-040043.0000 RES
P21 2026

sale

2023	BEAVERS CASEY R & KAL	2020-08-28
2024	BEAVERS CASEY R & KAL	2020-08-28
2025	BEAVERS CASEY R & KAL	2020-08-28
2026	BEAVERS CASEY R & KALEE	2020-08-28 PT E1/2 SW1/4 1.002A
	2431 CR 80	2SD
		$215,900
	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	1.0000	1.0000	1.0000	1.0000	1.0000			
Land100%	18000	18000	18000	18000		18000	20710	20700
Bldg100%	143400	143400	143400	143400		143400	203140	203130
Totl100%	161400t	161400t	161400t	161400t		161400t	223860t	223830t
Cauv100%								
Tax Value:								
Land 35%	6300	6300	6300	6300		6300	7250	7240
Bldg 35%	50190	50190	50190	50190		50190	71100	71100
Totl 35%	56490t	56490t	56490t	56490t		56490t	78350t	78340t
Hmstd35%								
Owner Oc	46.66	44.20	44.22	44.22	44.22			
Hmstd RB								
Net Tax	1961.36	1898.96	1896.04	1896.04	1896.04			
Sp-Asmnt	31.19	58.43	58.43	58.43				

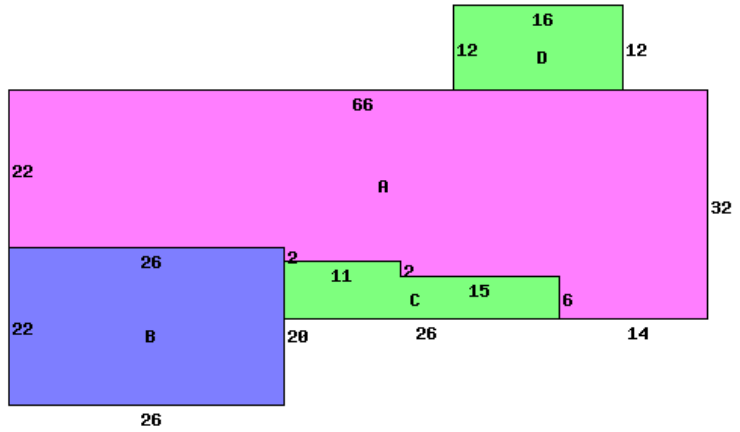
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F	M		1674		a	*MAIN
	F	G		572	13730	b	GRAGE
	OFP	P		178	5340	c	PORCH
	PAT	P		192	580	d	PORCH

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	*	0	10510	111030
531	1	1994-06-17	COLLINGSWORTH GREGORY M	1WD	*	5000	0	0

Year	Land	Bldg	Total	Net Tax
2022	4410	44580	48990	1852.18
2021	4410	44580	48990	1961.46

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			



2431 CR 80 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1674	125400
	Subtotal			125400
Shingle	Roof	GABLE		

B 1 2 U A

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		
		PUB ELECTRIC	
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:	
Extra 2 Fixture	1	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		1674		C	1997GD	153190	.22		203130

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700

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

28-040043.0000-v082020R