MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-050019.0000 RES
N13 2026

sale

2023 HUNSICKER MICHAEL L &	1988-08-17	
2024 HUNSICKER MICHAEL L &	1988-08-17	
2025 HUNSICKER MICHAEL L &	1988-08-17	
2026 HUNSICKER MICHAEL L & T	1988-08-17 PT E1/2 SE1/4 NE1/4 S5	
6413 SR 235	1UN 2.00A	
	$0	
ALGER OH 45812		

Eff Rate: 38.85 37.53 37.48 37.48 a/r

	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	511	511	511	511	0	511	511	511
Acres	2.0000	2.0000	2.0000	2.0000	2.0000			
Land100%	23000	23000	23000	23000		23000	25710	25700
Bldg100%	152740	152740	152740	152740		152740	210600	210590
Totl100%	175740t	175740t	175740t	175740t		175740t	236310t	236290t
Cauv100%								
Tax Value:								
Land 35%	8050	8050	8050	8050		8050	9000	9000
Bldg 35%	53460	53460	53460	53460		53460	73710	73710
Totl 35%	61510t	61510t	61510t	61510t		61510t	82710t	82700t
Hmstd35%	54880	54880	54880	54880		54880	76080	
Owner Oc	45.32	42.94	42.96	42.96	42.96	hmstd 6300 l 48580 b		
Hmstd RB								
Net Tax	2141.14	2072.88	2069.74	2069.74	2069.74			
Sp-Asmnt	25.16	22.16	27.24	27.24				

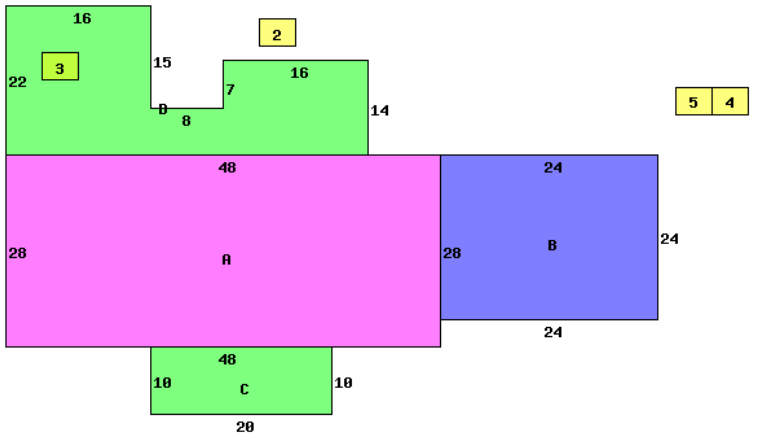
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1344		a	*MAIN
	F2	G		576	13820	b	GRAGE
	OFP	P		200	6000	c	PORCH
	DK	P		632	9480	d	PORCH

gas fireplace

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
653	1	1988-08-17		1UN *	0	0	0

Year	Land	Bldg	Total	Net Tax
2022	5460	45230	50690	1921.32
2021	5460	45230	50690	2034.70

project		ben acres	/ %	factor
107	GRASS RUN #933 - HOG CREEK	XA/2025		
500	HARDIN COUNTY LANDFILL	XA/2025		
110	HOG CREEK MAINLINE - HOG CR.	XA/2025		
577	OTTAWA RIVER PROJECT MAINT	XA/2021		



6413 SR 235 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1344	107720
	Basement		1344	24880
	Subtotal			132600
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	672 sq ft	Basement Finish	7360
Unfinished Wall	X		Air Conditioning	2330
Floor/Carpet	X		Plumbing	2100
Number of Rooms	1 5		Garages and Carports	13820
Bedrooms	3		Extra Features	15480
			Total Value	173690
Central Heat	A			
FORCED AIR			PUB ELECTRIC	
Central A/C	A		PUB GAS	
Plumbing			PRIV WATER	
Standard	1		PRIV SEWER	
Extra 3 Fixture	1		PUB PAVED ST/RD	
			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 B F		2016		C-	1988AV	156320	.26		196650
2	Shed	*NV	10X14	0			OLD/	0			0
3	HOTTUB	*PP		0			OLD/	0			0
4	Pole Build			1447		C	2015AV	17360	.25		13020
5	P	CAN	9X17	153		C	2015AV	1220	.25		920

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

Call Back: Sign: PSN Date: 2016-02-19 Lister:

28-050019.0000-v082020R