MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-050020.0000 RES
N20 2026

## sale

| | | |
|---|---|---|
| 2023 | WINDER BONNIE A | 2017-08-18 |
| 2024 | WINDER BONNIE A | 2017-08-18 |
| 2025 | WINDER BONNIE A | 2017-08-18 |
| 2026 | WINDER BONNIE A | 2017-08-18 PT W1/2 NE1/4 NE1/4 S5 |
| | 1768 SR 309 | 1WD 2.00A |
| | | $120,000 |
| | ALGER OH 45812 | |

| | | |
|---|---|---|
| 2028 | WINDER BONNIE A & LISA | 2026-04-14 |
| | 1768 SR 309 | 1WD |
| | ALGER OH 45812 | |

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

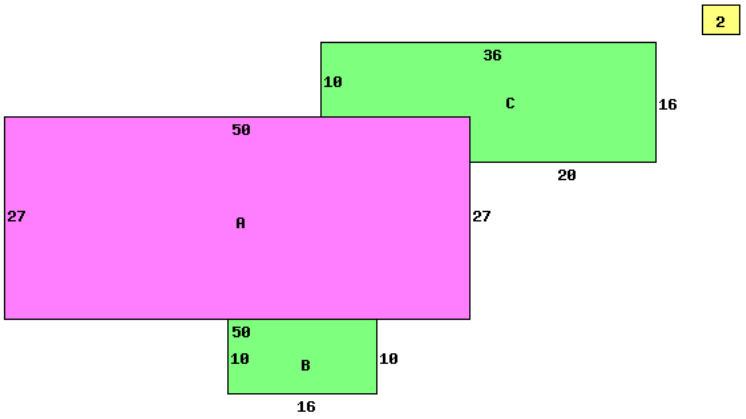
| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
| Prop Cls | 511 | 511 | 511 | 511 | 0 | 511 | 511 | 511 |
| Acres | 2.0000 | 2.0000 | 2.0000 | 2.0000 | 2.0000 | | | |
| Land100% | 23000 | 23000 | 23000 | 23000 | | 23000 | 25710 | 25700 |
| Bldg100% | 109260 | 109260 | 109260 | 109260 | | 109260 | 154800 | 154790 |
| Totl100% | 132260t | 132260t | 132260t | 132260t | | 132260t | 180510t | 180490t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 8050 | 8050 | 8050 | 8050 | | 8050 | 9000 | 9000 |
| Bldg 35% | 38240 | 38240 | 38240 | 38240 | | 38240 | 54180 | 54180 |
| Totl 35% | 46290t | 46290t | 46290t | 46290t | | 46290t | 63180t | 63170t |
| Hmstd35% | 44540 | 44540 | 44540 | 44540 | | 44540 | 61430 | |
| Owner Oc | 36.78 | 34.86 | 34.86 | 34.86 | 34.86 | hmstd 6300 l | 38240 b | |
| Hmstd RB | | | | | | | | |
| Net Tax | 1608.68 | 1557.42 | 1555.06 | 1555.06 | 1555.06 | | | |
| Sp-Asmnt | 34.25 | 31.25 | 36.33 | 36.33 | | | | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1 | F/C | M | | 1350 | | a | *MAIN |
| | OFP | P | | 160 | 4800 | b | PORCH |
| | DK | P | | 480 | 7200 | c | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|
| 172 | 1 | 2026-04-14 | WINDER BONNIE A & LISA J | 1WD * | 0 | 23000 | 109260 |
| 398 | 1 | 2017-08-18 | WINDER BONNIE A | 1WD | 120000 | 13510 | 76340 |
| 523 | 1 | 2014-11-21 | JOHNSON THOMAS C | 1WD | 98000 | 13510 | 76340 |
| 255 | 1 | 1999-05-10 | BEDFORD RORY V & LYNN E | 1SD | 80000 | 8710 | 55370 |
| 188 | 1 | 1998-04-21 | HUNSICKER DONNA | 1QC * | 0 | 8710 | 53370 |
| 654 | 1 | 1988-08-17 | | 1UN * | 0 | 0 | 0 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 5460 | 30330 | 35790 | 1354.18 |
| 2021 | 5460 | 30330 | 35790 | 1434.08 |

| 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 | | | |
| 260 | SMITH DITCH #1018 - HOG CREE | XA/2025 | | | |
| 577 | OTTAWA RIVER PROJECT MAINT | XA/2021 | | | |




1768 SR 309 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1 | | | | |
| Floor Level | Main | FRAME | 1350 | 108200 |
| | Subtotal | | | 108200 |
| Shingle | Roof | GABLE | | |

B 1 2 U A

| | | | |
|---|---|---|---|
| Plaster/Drywall | D | Extra Features | 12000 |
| Floor/Hardwood | X | Total Value | 120200 |
| Floor/Carpet | X | | |
| Number of Rooms | 7 | | |
| Bedrooms | 3 | Neighborhood: | |
| | | Code: | 2800 |
| Central Heat | A | Dwl/Gar/NC% | 1.7000 |
| ELECTRIC | | | |
| Plumbing | | | |
| Standard | 1 | | |

| | 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 | | 1350 | | D+ | 1988VG | 102170 | .19 | | 140690 |
| 2 | Garage | | 24X24 | 576 | | C | 2010AV | 13820 | .40 | | 14100 |

| | 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: 2015-06-29 Lister:

28-050020.0000-v082020R