

MARION TWP
UPPER SCIOTO SD

00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-050026.0000
N19

RES
2025

sale

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

2022	NATURAL CHOICE DAIRY	2021-02-12		
2023	NATURAL CHOICE DAIRY	2021-02-12		
2024	NATURAL CHOICE DAIRY	2021-02-12		
2025	NATURAL CHOICE DAIRY LL	2021-02-12	PT E2 NE4 S5	2.00A
	1812 SR 309		1WD	
	ALGER OH 45812			\$178,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	2.0000	2.0000	2.0000	2.0000	23000
Land100%	15600	23000	23000	23000	163740
Bldg100%	133540	163740	163740	163740	186740t
Totl100%	149140t	186740t	186740t	186740t	
Cauvl00%					

Orig Tax Year 2005
Parent: 28-050004.0000

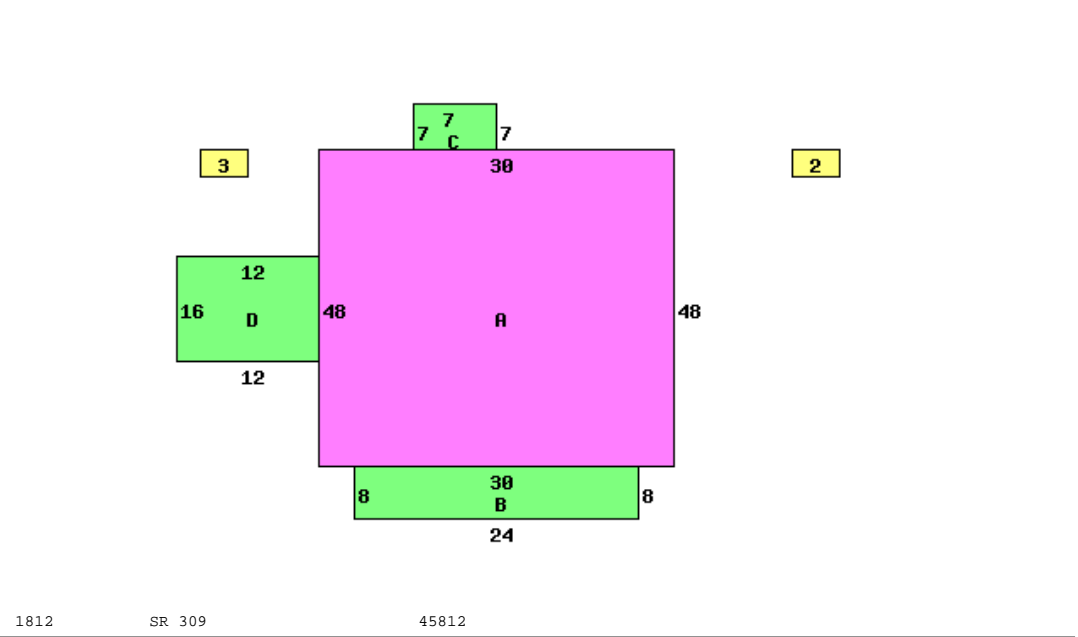
Tax Value:					
Land 35%	5460	8050	8050	8050	8050
Bldg 35%	46740	57310	57310	57310	57310
Totl 35%	52200t	65360t	65360t	65360t	65360t
Hmstd35%	51150			63610	
Owner Oc	51.48				hmstd 6300 l 57310 b
Hmstd RB					
Net Tax	1974.60	2323.32	2248.26	2244.94	
Sp-Asmnt	30.97	34.29	31.29	36.37	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1440		a	*MAIN
	OFF	P		192	5760	b	PORCH
	OFF	P		49	1470	c	PORCH
	DK	P		192	2880	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
46	1	2021-02-12	NATURAL CHOICE DAIRY LLC	1WD	178000	15600	133540
348	1	2020-08-31	ESPESETH MELODY R W	1WD *	0	15000	107170
164	1	2004-04-01	HUNSICKER LEWIS D	1WD	6000	0	0

Year	Land	Bldg	Total	Net Tax
2021	5460	46740	52200	2145.72
2020	5460	46740	52200	1765.54

p r o j e c t		ben acres / % factor	
107	GRASS RUN #933 - HOG CREEK		XA/2025
110	HOG CREEK MAINLINE - HOG CR.		XA/2025
500	HARDIN COUNTY LANDFILL		XA/2025
260	SMITH DITCH #1018 - HOG CREEK		XA/2025
577	OTTAWA RIVER PROJECT MAINT		XA/2021



Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level		
Main	FRAME	1440 113850
Basement		1440 26650
Subtotal		140500
Shingle	Roof	GABLE
B 1 2 U A		
Plaster/Drywall	D	1440 sq ft
Unfinished Wall	X	Basement Finish 15350
Floor/Carpet	X	Air Conditioning 2520
Floor/Concrete	X	Plumbing 2100
Floor/Tile-Lino	X	Extra Features 10110
Number of Rooms	1 5	Total Value 170580
Bedrooms	3	
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:
		Code: 2800
		Dwl/Gar/NC% 1.2000

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B F	2880	Rate	Cond	Value	Dpr	Dpr	Value
2 Garage	F	24X26	624	C-	2004GD	153520	.16	154750
3 Shed	*PP F	8X12	96	C	2004AV	14980	.50	8990
					2004AV	0		0
homesite	1.0000	effective	depth	actual	effective	extended	true	
small acreage	1.0000	frontage	depth	rate	rate	value	value	
				18000	18000	18000	18000	
				5000	5000	5000	5000	

Call Back: Sign: PSN Date: 2015-06-29 Lister: 28-050026.0000-v082020R