MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-060015.0000 RES
L22 2025

sale

2022 WATTS HERSHELL LEE
2023 WATTS HERSHELL LEE
2024 WATTS HERSHELL LEE
2025 WATTS HERSHELL LEE PT SE 1/4 SE 1/4 S6
0261 CR 80 2.224A
$0

ALGER OH 45812

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

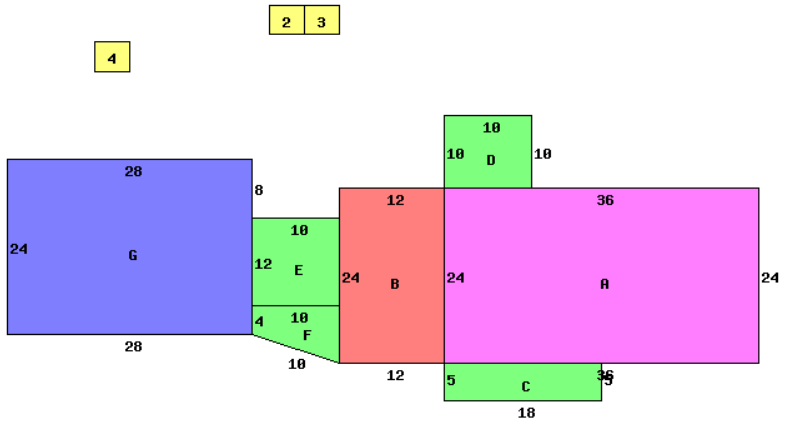
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	2.2240	2.2240	2.2240	2.2240	
Land100%	16260	24110	24110	24110	24120
Bldg100%	97600	123400	123400	123400	123400
Totl100%	113860t	147510t	147510t	147510t	147520t
Cauv100%					
Tax Value:					
Land 35%	5690	8440	8440	8440	8440
Bldg 35%	34160	43190	43190	43190	43190
Totl 35%	39850t	51630t	51630t	51630t	51630t
Hmstd35%	35010	45040	45040	44760	
Owner Oc	35.24	37.20	35.24	35.04	hmstd 6300 l 38460 b
Hmstd RB	330.82	318.38	329.46	340.70	
Net Tax	1180.66	1479.68	1411.26	1397.60	
Sp-Asmnt	35.26	35.26	51.21	51.21	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		864		a	*MAIN
1	F/C	A		288		b	ADDTN
	OFP	P		90	2700	c	PORCH
	CVP	P		100	2300	d	PORCH
	EBW	P		120	4800	e	PORCH
	DK	P		60	900	f	PORCH
	F	G		672	16130	g	GRAGE

#: 29,30,31 L/W
2015 DUPLICATE COMBINED PARCEL 28-060029
280600290000 1.229A
280600300000 .115A
280600310000 .114A

Year	Land	Bldg	Total	Net Tax
2021	5690	34160	39850	1250.30
2020	5690	34160	39850	1268.12

project		ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2025		
171	COTTONWOOD JT. DITCH #958 -	XA/2025		
910	COTTONWOOD CONSERVANCY	XA/2025		
500	HARDIN COUNTY LANDFILL	XA/2025		



0261 CR 80 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS	Sq-Ft	Value
Story Height 1		
Floor Level Main FRAME	1152	102060
Subtotal		102060
Metal Roof GABLE		

B 1 2 U A

Plaster/Drywall	X	Garages and Carports	16130
Floor/Pine	X	Extra Features	12620
Floor/Carpet	X	Total Value	130810
Number of Rooms	6		
Bedrooms	3	PUB ELECTRIC	
		PRIV WATER	
Central Heat	A	PRIV SEWER	
ELECTRIC		PUB PAVED ST/RD	
Plumbing		Topo: ROLLING	
Standard	1		
		Neighborhood:	
		Code:	2800
		Dwl/Gar/NC%	1.2000

	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		1152		C	OLD/VG	130810	.30		109880
2	P		RFX	8X20	160		C	2003AV	1600	.50		800
3	Pole Build			46X20	920		C	2003AV	11040	.50		5520
4	Pole Build			40X30	1200		C	2003AV	14400	.50		7200

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				18000	18000	18000	18000
small acreage	1.2240				5000	5000	6120	6120

Call Back: Sign: PSN Date: 2015-05-12 Lister: