MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-060023.0000 RES
L26 2023

sale

2020	KELLY NICHOLAS R & TE	2016-04-01
2021	KELLY NICHOLAS R & TE	2016-04-01
2022	KELLY NICHOLAS R & TE	2016-04-01
2023	KELLY NICHOLAS R & TERR	2016-04-01 PT E1/2 SW1/4 S6 12.423A
	0391 CR 80	1SD
		$91,000
	ALGER OH 45812	05.0-04-06-023

Eff Rate: – 46.02 — 45.38 — 42.84 — 38.85 — a/r

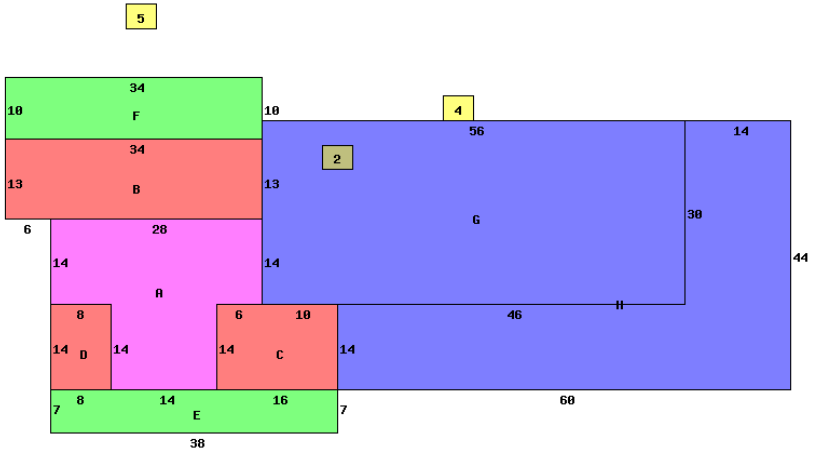
Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	511	511	511	511	511
Acres	12.4200	12.4200	12.4200	12.4200	
Land100%	27460	27460	27460	42800	42790
Bldg100%	81910	81910	81910	156970	156960
Totl100%	109370t	109370t	109370t	199770t	199750t
Cauv100%					
Tax Value:					
Land 35%	9610	9610	9610	14980	14980
Bldg 35%	28670	28670	28670	54940	54940
Totl 35%	38280t	38280t	38280t	69920t	69910t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1595.90	1573.54	1485.78	2485.42	
Sp-Asmnt	25.73	25.74	29.07	**29.07**	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		588		a	*MAIN
1	F/C	A		442		b	ADDTN
1	F/C	A		224		c	ADDTN
1	F/C	A		112		d	ADDTN
	OFP	P		266	7980	e	PORCH
	OFP	P		340	10200	f	PORCH
	F	G		1680	40320	g	GRAGE
	F	G		1260	30240	h	GRAGE

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
108	1	2016-04-01	KELLY NICHOLAS R & TERRI	1SD	91000	25370	40740
209	1	2012-05-29	KINDLE RONALD EUGENE	1QC *	0	25370	44340
322	1	2009-08-05	KINDLE RONALD EUGENE & AP	1WD	75000	25370	59740
451	0	1986-06-19		*	0	0	49000

Year	Land	Bldg	Total	Net Tax
2019	9400	22960	32360	1238.86
2018	9400	22960	32360	1244.74

	p r o j e c t		ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2023			
171	COTTONWOOD JT. DITCH #958 -	XA/2023			
910	COTTONWOOD CONSERVANCY	XA/2023			
500	HARDIN COUNTY LANDFILL	XA/2023			



0391 CR 80 45812

Occupancy 1 Single Family

Story Height 1H
Floor Level

			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME	1366	108650
	Part Upper	FRAME	588	29800
	Basement		588	11190
	Subtotal			149640
Shingle	Roof	GABLE		

	B 1 2 U A		
Plaster/Drywall	X X	Garages and Carports	70560
Panelled Wall	X	Extra Features	18180
Unfinished Wall	X	Total Value	238380
Floor/Pine	X X		
Floor/Carpet	X	PUB ELECTRIC	
Number of Rooms	1 5 2	PUB GAS	
Bedrooms	1 2	PRIV WATER	
		PRIV SEWER	
Central Heat	A	PUB PAVED ST/RD	
FORCED AIR		Topo: ROLLING	
Plumbing			
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	1HB F		1954		C	1910GD	238380	.40	.10	154470
2	Garage		18X24	432		D	1925PR	8290	.75		2490
4	HOG-WD FR	*NV 0	12X20	480			OLD/VP	0			0
5	POND	*.94AC		0			OLD/	0			0
6	Pool	*PP		0			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				18000	18000	18000	18000
small acreage	10.9200				5000	2270	24790	24790
road	.5000							

Call Back: Sign: PSN Date: 2015-05-12 Lister: 28-060023.0000-v082020R