

MARION TWP
UPPER SCIOTO SD

00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-060023.0000
L26

RES
2025

sale

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

2022	KELLY NICHOLAS R & TE	2016-04-01	
2023	KELLY NICHOLAS R & TE	2016-04-01	
2024	KELLY NICHOLAS R & TE	2016-04-01	
2025	KELLY NICHOLAS R & TERR	2016-04-01	PT E1/2 SW1/4 S6 12.423A
	0391 CR 80	LSD	
	ALGER OH 45812	\$91,000	

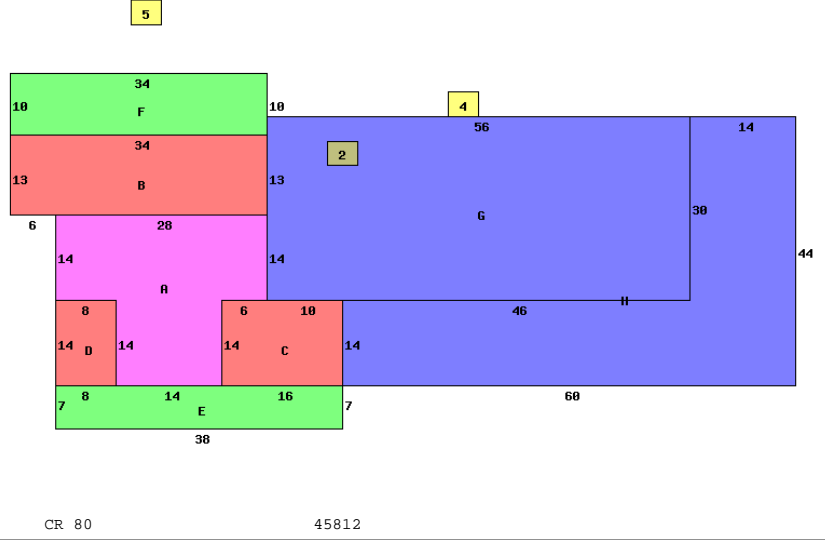
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	12.4200	12.4200	12.4200	12.4200	
Land100%	27460	42800	42800	42800	42790
Bldg100%	81910	156970	156970	156970	156960
Totl100%	109370t	199770t	199770t	199770t	199750t
Cauv100%					
Tax Value:					
Land 35%	9610	14980	14980	14980	14980
Bldg 35%	28670	54940	54940	54940	54940
Totl 35%	38280t	69920t	69920t	69920t	69910t
Hmstd35%					
Owner Oc					
Hmstd RB	1485.78	2485.42	2405.12	2401.56	
Net Tax					
Sp-Asmnt	29.07	29.07	60.33	60.33	

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
	OFFP	P		266	7980	e	PORCH
	OFFP	P		340	10200	f	PORCH
	F	G		1680	40320	g	GRAGE
	F	G		1260	30240	h	GRAGE

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

Year	Land	Bldg	Total	Net Tax
2021	9610	28670	38280	1573.54
2020	9610	28670	38280	1595.90

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



0391 CR 80 45812

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1H	Sq-Ft	Value
Floor Level	Main	FRAME	1366 108650
	Part Upper	FRAME	588 29800
	Basement		588 11190
	Subtotal		149640
Shingle	Roof	GABLE	
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
Central Heat	A		PRIV SEWER
FORCED AIR			PUB PAVED ST/RD
Plumbing			Topo: ROLLING
Standard	1		Neighborhood:
			Code: 2800
			Dwl/Gar/NC% 1.2000

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Replace	Phy	Fnc	True
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
homesite		effective	depth	actual	effective	extended	true			
frontage		rate	depth	rate	rate	value	value			
small acreage		1.0000		18000	18000	18000	18000			
road		10.9200		5000	2270	24790	24790			
		.5000								