MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-060023.0000 RES
L26 2026

sale

2023 KELLY NICHOLAS R & TE	2016-04-01	
2024 KELLY NICHOLAS R & TE	2016-04-01	
2025 KELLY NICHOLAS R & TE	2016-04-01	
2026 KELLY NICHOLAS R & TERR	2016-04-01	PT E1/2 SW1/4 S6 12.423A
0391 CR 80	1SD	
	$91,000	
ALGER OH 45812		

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

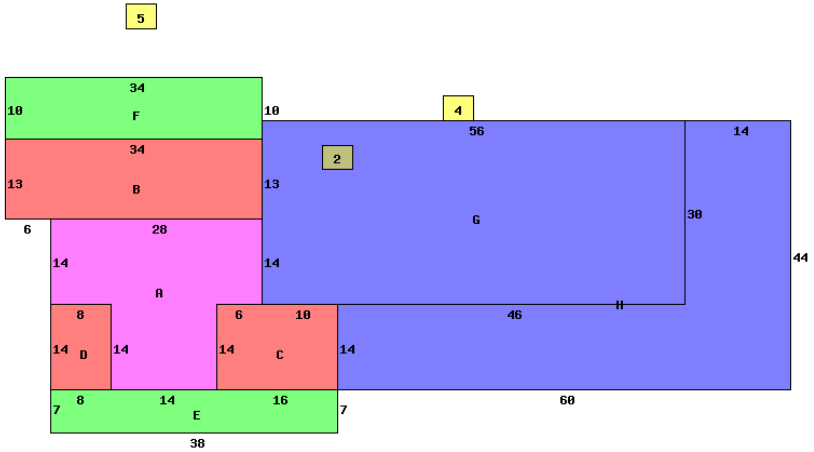
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	12.4200	12.4200	12.4200	12.4200	12.4200			
Land100%	42800	42800	42800	42800		42800	45490	45490
Bldg100%	156970	156970	156970	156970		156970	222340	222350
Totl100%	199770t	199770t	199770t	199770t		199770t	267830t	267840t
Cauv100%								
Tax Value:								
Land 35%	14980	14980	14980	14980		14980	15920	15920
Bldg 35%	54940	54940	54940	54940		54940	77820	77820
Totl 35%	69920t	69920t	69920t	69920t		69920t	93740t	93740t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	2485.42	2405.12	2401.56	2401.56	2401.56			
Sp-Asmnt	29.07	60.33	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
	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
2022	9610	28670	38280	1485.78
2021	9610	28670	38280	1573.54

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

			Sq-Ft	Value
Story Height 1H				
Floor Level	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	
Panelled Wall		X		
Unfinished Wall	X			
Floor/Pine		X	X	
Floor/Carpet		X		
Number of Rooms	1	5	2	
Bedrooms		1	2	
Central Heat		A		
FORCED AIR				
Plumbing				
Standard	1			

Garages and Carports	70560
Extra Features	18180
Total Value	238380
PUB ELECTRIC	
PUB GAS	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Topo: ROLLING	
Neighborhood:	
Code:	2800
Dwl/Gar/NC%	1.7000

	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	218830
2	Garage		18X24	432		D	1925PR	8290	.75		3520
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				20700	20700	20700	20700
small acreage	10.9200				5000	2270	24790	24790
road	.5000							

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

28-060023.0000-v082020R