

MARION TWP
UPPER SCIOTO SD

00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-060026.0000
L14

RES
2025

sale

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

2022	NICHELSON ROBERT W &	2015-01-27	
2023	NICHELSON ROBERT W &	2015-01-27	
2024	NICHELSON ROBERT W &	2015-01-27	
2025	NICHELSON ROBERT W &	2015-01-27	PT SW4 S6 4.65A
	6700 CR 15	1SD	
	HARROD OH 45850	\$0	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	4.6500	4.6500	4.6500	4.6500	
Land100%	21540	32940	32940	32940	32930
Bldg100%	130370	170230	170230	170230	170230
Totl100%	151910t	203170t	203170t	203170t	203160t
Cauv100%					

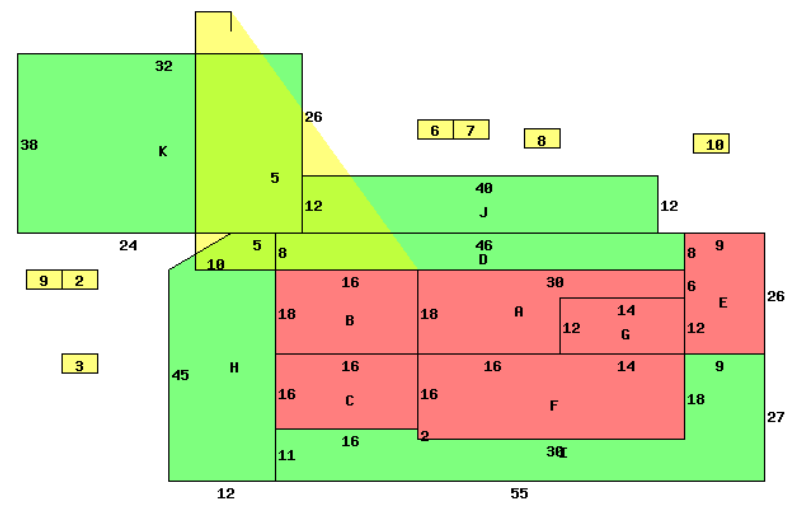
Orig Tax Year 1999
Parent: 28-060009.0000

Tax Value:					
Land 35%	7540	11530	11530	11530	11530
Bldg 35%	45630	59580	59580	59580	59580
Totl 35%	53170t	71110t	71110t	71110t	71110t
Hmstd35%	46390	61020	61020	61020	
Owner Oc	46.70	50.40	47.74	47.76	hmstd 6300 l 54720 b
Hmstd RB					
Net Tax	2017.00	2477.30	2398.32	2394.68	
Sp-Asmnt	22.74	22.74	35.93	35.93	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	F/C	A		372		a	ADDTN
2	F/C	A		288		b	ADDTN
1	F/C	A		256		c	ADDTN
	OFF	P		368	11040	d	PORCH
1	F/C	A		234		e	ADDTN
2 B	F	A		540		f	ADDTN
2 B	F	A		168		g	ADDTN
	DK	P		608	9120	h	PORCH
	OFF	P		689	20670	i	PORCH
	PAT	P		480	1440	j	PORCH
	PAT	P		1216	3650	k	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
38	1	2015-01-27	NICHELSON ROBERT W &	1SD *	0	19460	59490
7	1	2015-01-05	NICHELSON ROBERT W	1AF *	0	19460	59490
73	1	1998-02-11	NICHELSON ROBERT W & LIS	1SD	26000	0	0
Year	Land	Bldg	Total	Net Tax			
2021	7540	45850	53390	2145.10			
2020	7540	46070	53610	2184.80			

Project	ben acres	%	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
577 OTTAWA RIVER PROJECT MAINT			XA/2021
500 HARDIN COUNTY LANDFILL			XA/2025
910 COTTONWOOD CONSERVANCY			XA/2025



6700 CR 15 45850

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	BRICK	1858 144740
	Full Upper	FRAME	1368 65360
	Basement		708 13380
	Subtotal		223480
Shingle	Roof	GABLE	
Plaster/Drywall	X X	Fireplaces	2000
Unfinished Wall	X	Extra Features	45920
Floor/Hardwood	X X	Total Value	271400
Floor/Carpet	X X		
Floor/Concrete	X	PUB ELECTRIC	
Floor/Tile-Lino	X	PRIV WATER	
Number of Rooms	2 5 4	PRIV SEWER	
Bedrooms	1 3	PUB PAVED ST/RD	
Fireplace		Neighborhood:	
Openings	1	Code:	2800
Stacks	1	Dwl/Gar/NC%	1.2000
Central Heat	A		
FORCED AIR			
Plumbing			
Standard	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 B F		3226		C	OLD/GD	271400	.40	.20	156330
2 Flat Barn		55X50	2750		D	OLD/PR	26400	.80	.50	2640
3 POND	*.10AC		0			OLD/	0			0
5 Shed	*PP	10X12	0			1998AV	0			0
6 Shed	*PP	10X12	0			2010AV	0			0
7 P	*PP OFF	6X10	0			2013AV	0			0
8 Pool		18X32	576		C	2014AV	28800	.50	.30	10080
9 Lean-To		14X24	336		D	2010FR	2150	.45		1180
10 Shed	*PP	10X12	0			OLD/	0			0
homesite		1.0000				18000	18000			18000
small acreage		3.6500				5000	4090			14930

acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
1.0000				18000	18000	18000	18000
3.6500				5000	4090	14930	14930