MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-060040.0000 RES
L15.01 2025

sale

2022 NICHELSON MICHAEL DEA	2017-11-02	
2023 NICHELSON MICHAEL DEA	2017-11-02	
2024 NICHELSON MICHAEL DEA	2017-11-02	
2025 NICHELSON MICHAEL DEAN	2017-11-02 PT S2 SW4 S6 5.00A	
6782 CR 15	1WD	
	$0	
HARROD OH 45850		

Orig Tax Year 2018
Parent: 28-060009.0000

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

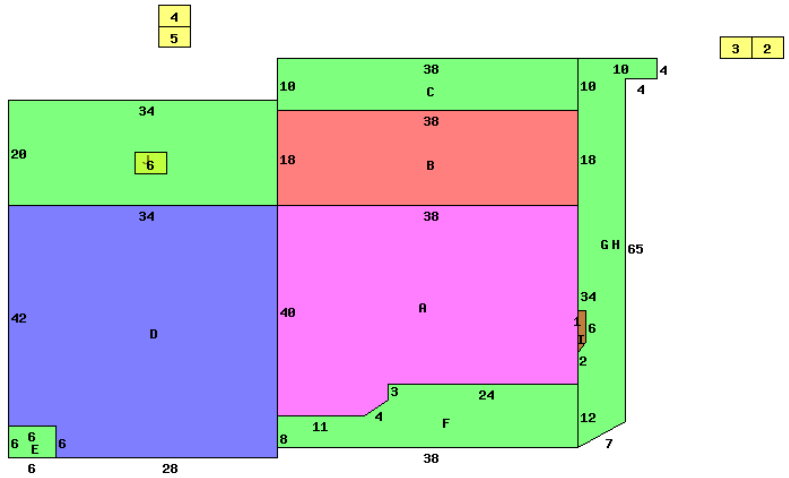
	2022	2023	2024	2025	CAMA
Tax Year					
Prop Cls	511	511	511	511	511
Acres	5.0000	5.0000	5.0000	5.0000	
Land100%	22200	34000	34000	34000	34000
Bldg100%	271170	346710	346710	346710	346720
Totl100%	293370t	380710t	380710t	380710t	380720t
Cauv100%					
Tax Value:					
Land 35%	7770	11900	11900	11900	11900
Bldg 35%	94910	121350	121350	121350	121350
Totl 35%	102680t	133250t	133250t	133250t	133250t
Hmstd35%	96500	123600	123600	123410	
Owner Oc	97.12	102.08	96.72	96.58	hmstd 6300 l 117110 b
Hmstd RB					
Net Tax	3888.26	4634.50	4486.82	4480.18	
Sp-Asmnt	21.00	21.00	69.09	69.09	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 BA	F	M		1372		a	*MAIN
1 B	F	A		684		b	ADDTN
	OFP	P		380	11400	c	PORCH
+	F	G		1596	38300	d	GRAGE
	OFP	P		36	1080	e	PORCH
	OFP	P		377	11310	f	PORCH
	PAT	P		445	1340	g	PORCH
	OFP2	P		445	13350	h	PORCH
1	F	A		7		i	ADDTN
	PAT	P		680	2040	j	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
478	1	2017-11-02	NICHELSON MICHAEL DEAN &	1WD *	0	0	0

Year	Land	Bldg	Total	Net Tax
2021	7770	94910	102680	4117.72
2020	7770	94910	102680	4176.30

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



6782 CR 15 45850

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	2063	140510
	Qtr Story	FRAME	2968	8460
	Basement		1352	25030
	Subtotal			174000
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	720 sq ft	Attic Finish	11910
Unfinished Wall	X		Plumbing	2100
Floor/Hardwood	X		Garages and Carports	38300
Floor/Carpet	X		Extra Features	40520
Floor/Concrete	X		Total Value	266830
Floor/Tile-Lino	T			
Number of Rooms	1 8		PUB ELECTRIC	
Bedrooms	3		PRIV WATER	
			PRIV SEWER	
Central Heat	A		PUB PAVED ST/RD	
FORCED AIR				
Plumbing			Neighborhood:	
Standard	1		Code:	2800
Extra 3 Fixture	1		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 B F		2783		C+	2017AV	293510	.05		334600
2	Pole Build		42X60	2520		C	1980AV	30240	.65		10580
3	Lean-To	*SV	14X36	504			1980AV	1000			1000
4	Pool	*PP		0			OLD/	0			0
5	P	DK		80			2000AV	1200	.55		540
6	Shed	*PP	10X12	120			2017AV	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	4.0000				5000	4000	16000	16000

Call Back: Sign: PSN Date: 2018-05-30 Lister: