

MARION TWP
UPPER SCIOTO SD

00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-070011.0000
K08

RES
2025

sale

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

2022 COUGHENOUR DAVID A &	2004-01-16
2023 COUGHENOUR DAVID A &	2004-01-16
2024 COUGHENOUR DAVID A &	2004-01-16
2025 COUGHENOUR DAVID A & LE	2004-01-16 PT N2 SW4 S7 2.108A
7574 CR 15	1WD
ALGER OH 45812	\$75,000

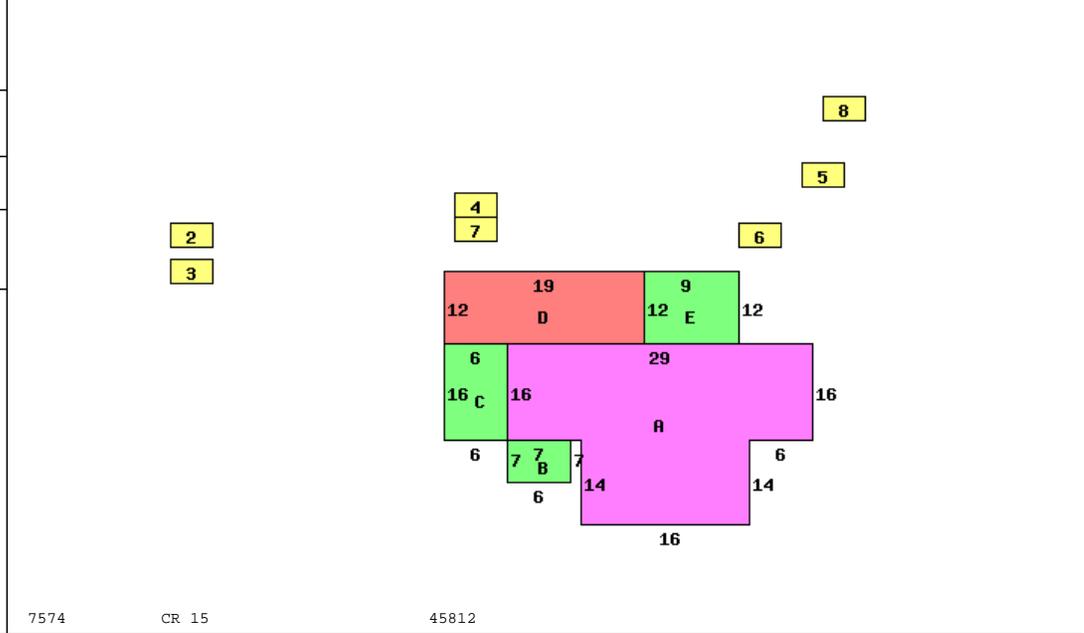
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	2.1080	2.1080	2.1080	2.1080	23540
Land100%	15910	23540	23540	23540	23540
Bldg100%	56340	65400	65400	65400	65400
Totl100%	72260t	88940t	88940t	88940t	88940t
Cauv100%					
Tax Value:					
Land 35%	5570	8240	8240	8240	8240
Bldg 35%	19720	22890	22890	22890	22890
Totl 35%	25290t	31130t	31130t	31130t	31130t
Hmstd35%	20900	26120	26120	26120	
Owner Oc	21.04	21.58	20.44	20.44	hmstd 6300 l 19820 b
Hmstd RB					
Net Tax	960.56	1084.98	1050.36	1048.78	
Sp-Asmnt	27.90	27.90	50.18	50.18	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	F	M		688			
	OFF	P		42	1260	b	PORCH
	OFF	P		96	2880	c	PORCH
1	F/C	A		228		d	ADDTN
	EFF	P		108	4320	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
29	1	2004-01-16	COUGHENOUR DAVID A & LEE	1WD	75000	11140	39630
149	1	2001-04-03	BRIDGES FAMILY TRUST	THE 1AF *	0	140200	34940
34	1	1992-01-13		1UN *	0	0	127110

Year	Land	Bldg	Total	Net Tax
2021	5570	19720	25290	1017.24
2020	5570	19720	25290	1031.72

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



7574 CR 15 45812

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	916 100320
	Full Upper	FRAME	688 53490
	Basement		688 13030
	Subtotal		166840
Shingle	Roof	GABLE	
Panelled Wall	X X	Extra Features	8460
Unfinished Wall	X	Total Value	175300
Floor/Pine	X X		
Floor/Tile-Lino	X	PUB ELECTRIC	
Number of Rooms	1 4 3	PRIV WATER	
Bedrooms	1 3	PRIV SEWER	
		PUB PAVED ST/RD	
Central Heat	A		
HOT WATER		Neighborhood:	
Plumbing		Code:	2800
Standard	1	Dwl/Gar/NC%	1.2000

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 B F	1604			C-	OLD/FR	157770	.65	.15	56320
2 Flat Barn		40X48	1920		D	OLD/FR	18430	.80	.50	1840
3 Shed	*SV	0 20X22	440			OLD/FR	700			700
4 Shed		38X58	2204		C	1967VP	26450	.80		5290
5 Crib/Grana	*SV	0 30X42	1260			1966VP	200			200
6 Garage	*SV	0 12X20	240			OLD/FR	300			300
7 Milk Parlo	*SV	12X16	192			OLD/FR	200			200
8 Shed		12X16	192		D	1940F	1840	.70		550
homesite		acres/ frontage	effective frontage	depth	actual factor	effective rate	extended value			true value
small acreage		1.0000				18000	18000	18000		18000
		1.1080				5000	5000	5540		5540

Call Back: Sign: PSN Date: 2015-04-27 Lister: 28-070011.0000-v082020R