MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-070011.0000 RES
K08 2026

sale

2023 COUGHENOUR DAVID A &	2004-01-16	
2024 COUGHENOUR DAVID A &	2004-01-16	
2025 COUGHENOUR DAVID A &	2004-01-16	
2026 COUGHENOUR DAVID A & LE	2004-01-16	PT N2 SW4 S7 2.108A
7574 CR 15	1WD	
	$75,000	
ALGER OH 45812		

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

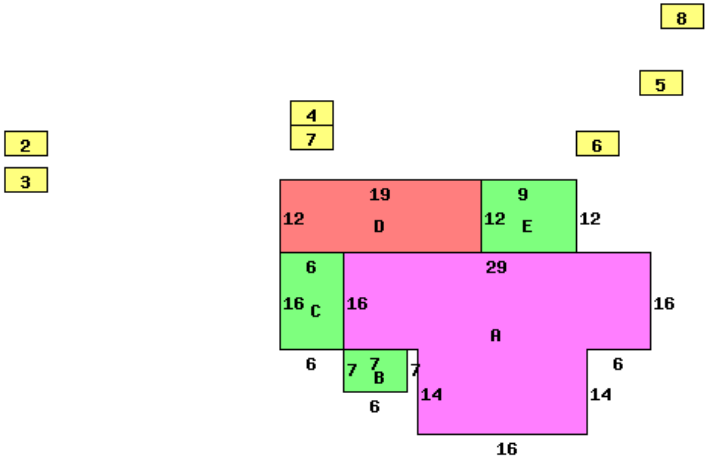
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	2.1080	2.1080	2.1080	2.1080	2.1080			
Land100%	23540	23540	23540	23540		23540	26230	26240
Bldg100%	65400	65400	65400	65400		65400	88860	88870
Totl100%	88940t	88940t	88940t	88940t		88940t	115090t	115110t
Cauv100%								
Tax Value:								
Land 35%	8240	8240	8240	8240		8240	9180	9180
Bldg 35%	22890	22890	22890	22890		22890	31100	31100
Totl 35%	31130t	31130t	31130t	31130t		31130t	40280t	40290t
Hmstd35%	26120	26120	26120	26120		26120	35280	
Owner Oc	21.58	20.44	20.44	20.44	20.44	hmstd 6300 l	19820 b	
Hmstd RB								
Net Tax	1084.98	1050.36	1048.78	1048.78	1048.78			
Sp-Asmnt	27.90	50.18	50.18	50.18				

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

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
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
2022	5570	19720	25290	960.56
2021	5570	19720	25290	1017.24

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

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	916	100320
	Full Upper	FRAME	688	53490
	Basement		688	13030
	Subtotal			166840
Shingle	Roof	GABLE		

	B 1 2 U A		
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%	1.7000

	Bldg Type	SHB+Cons		DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 B F			1604		C-	OLD/FR	157770	.65	.15	79790
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

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	1.1080				5000	5000	5540	5540

Call Back: Sign: PSN Date: 2015-04-27 Lister: