

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 | LWD |
| ALGER OH 45812 | \$75,000 |

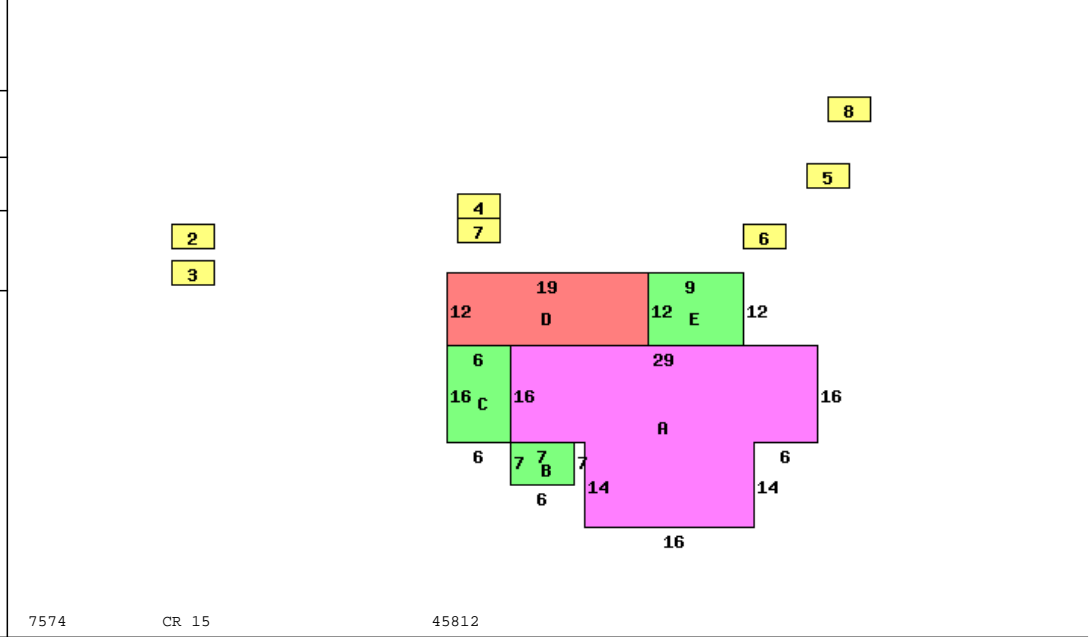
| | | | | | |
|------------|--------|---------|---------|---------|----------------------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | CAMA |
| Prop Cls | 511 | 511 | 511 | 511 | 511 |
| Acres | 2.1080 | 2.1080 | 2.1080 | 2.1080 | 23540 |
| Land100% | 15910 | 23540 | 23540 | 23540 | 23540 |
| Bldg100% | 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 | LWD | 75000 | 11140 | 39630 |
| 149 | 1 | 2001-04-03 | BRIDGES FAMILY TRUST | THE LAF * | 0 | 140200 | 34940 |
| 34 | 1 | 1992-01-13 | | LUN * | 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 | Unit | Blt/Renov | Replace | Phy | Fnc | True |
|---------------|----------|------------|--------|-----------|-----------|----------|---------|-------|
| 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/ | effective | depth | actual | effective | extended | true | |
| small acreage | frontage | frontage | depth | rate | rate | value | value | |
| | 1.0000 | | factor | 18000 | 18000 | 18000 | 18000 | |
| | 1.1080 | | | 5000 | 5000 | 5540 | 5540 | |

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