MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-070013.0000 RES
K14 2026

## sale

| | | |
|---|---|---|
| 2023 COBURN MARK A | 2015-07-30 | |
| 2024 COBURN MARK A | 2015-07-30 | |
| 2025 COBURN MARK A | 2015-07-30 | |
| 2026 COBURN MARK A | 2015-07-30 | PT SW 1/4 SW 1/4 S7 |
| 7950 CR 15 | 1QC | 1.00A |
| | $0 | |
| ALGER OH 45812 | | |

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

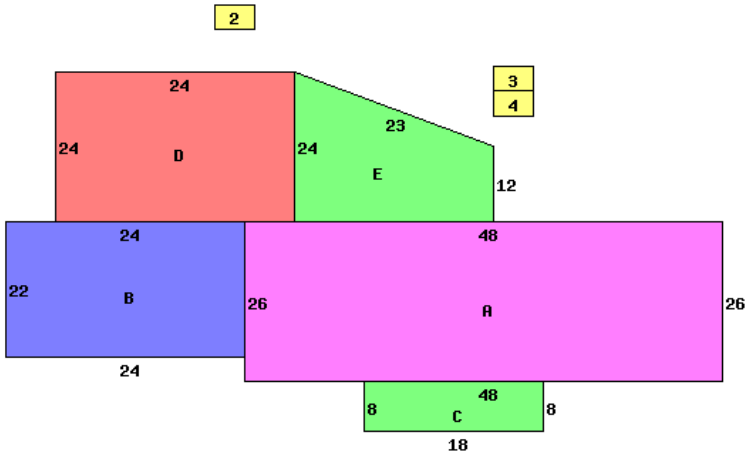
| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
| Prop Cls | 511 | 511 | 511 | 511 | 0 | 511 | 511 | 511 |
| Acres | 1.0000 | 1.0000 | 1.0000 | 1.0000 | 1.0000 | | | |
| Land100% | 18000 | 18000 | 18000 | 18000 | | 18000 | 20710 | 20700 |
| Bldg100% | 136000 | 136000 | 136000 | 136000 | | 136000 | 191600 | 191610 |
| Totl100% | 154000t | 154000t | 154000t | 154000t | | 154000t | 212310t | 212310t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 6300 | 6300 | 6300 | 6300 | | 6300 | 7250 | 7240 |
| Bldg 35% | 47600 | 47600 | 47600 | 47600 | | 47600 | 67060 | 67060 |
| Totl 35% | 53900t | 53900t | 53900t | 53900t | | 53900t | 74310t | 74310t |
| Hmstd35% | 53530 | 53530 | 53010 | 53010 | | 53010 | 73420 | |
| Owner Oc | 44.20 | 41.88 | 41.48 | 41.48 | 41.48 | hmstd 6300 l | 46710 b | |
| Hmstd RB | | | | | | | | |
| Net Tax | 1871.76 | 1812.18 | 1809.84 | 1809.84 | 1809.84 | | | |
| Sp-Asmnt | 146.78 | 411.80 | 411.80 | 411.80 | | | | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1 | F/C | M | | 1248 | | a | *MAIN |
| | F2 | G | | 528 | 12670 | b | GRAGE |
| | OFP | P | | 144 | 4320 | c | PORCH |
| 1 | F/C | A | | 576 | | d | ADDTN |
| | PAT | P | | 360 | 1080 | e | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|
| 294 | 1 | 2015-07-30 | COBURN MARK A | 1QC * | 0 | 10510 | 70310 |
| 285 | 1 | 1996-05-16 | COBURN MARK A | 1WD | 60000 | 6510 | 38800 |
| 982 | 1 | 1994-10-25 | ROWE CLARENCE | 1QC * | 0 | 0 | 45310 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 4410 | 36070 | 40480 | 1530.66 |
| 2021 | 4410 | 36070 | 40480 | 1620.98 |

| project | | ben acres | / % | factor |
|---|---|---|---|---|
| 902 MAIN DISTRICT CONSERVANCY | XA/2025 | | | |
| 171 COTTONWOOD JT. DITCH #958 - | XA/2025 | | | |
| 173 DONNAL - SCIOTO | XA/2025 | | | |
| 910 COTTONWOOD CONSERVANCY | XA/2025 | | | |
| 500 HARDIN COUNTY LANDFILL | XA/2025 | | | |




7950 CR 15 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1 | | | | |
| Floor Level | Main | FRAME | 1824 | 130540 |
| | Subtotal | | | 130540 |
| Shingle | Roof | GABLE | | |

B 1 2 U A

| | | | |
|---|---|---|---|
| Plaster/Drywall | X | Air Conditioning | 3190 |
| Floor/Pine | X | Plumbing | 1400 |
| Floor/Carpet | X | Garages and Carports | 12670 |
| Number of Rooms | 5 | Extra Features | 6120 |
| Bedrooms | 3 | Total Value | 153920 |
| Central Heat | A | PUB ELECTRIC | |
| FORCED AIR | | PRIV WATER | |
| Central A/C | A | PRIV SEWER | |
| Plumbing | | PUB PAVED ST/RD | |
| Standard | 1 | | |
| Extra 2 Fixture | 1 | Neighborhood: | |
| | | Code: | 2800 |
| | | 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 | 1 F/C | | 1824 | | D+ | 2007AV | 130830 | .15 | | 189050 |
| 2 | Shed | | 20X16 | 320 | | D | 1990AV | 3070 | .65 | | 1070 |
| 3 | Pool | *PP | | 0 | | | OLD/ | 0 | | | 0 |
| 4 | P | DK | 10X18 | 180 | | C | 2007AV | 2700 | .45 | | 1490 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| homesite | 1.0000 | | | | 20700 | 20700 | 20700 | 20700 |

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

28-070013.0000-v082020R