MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-070014.0000 RES
K15 2026

sale

2023	WARD JESSICA L & THOM	2019-08-01
2024	WARD JESSICA L & THOM	2019-08-01
2025	WARD JESSICA L & THOM	2019-08-01
2026	WARD JESSICA L & THOMAS	2019-08-01 PT SW 1/4 SW 1/4 S7
	0029 CR 92	1SD 1.50A
		$140,000
	ALGER OH 45812	

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

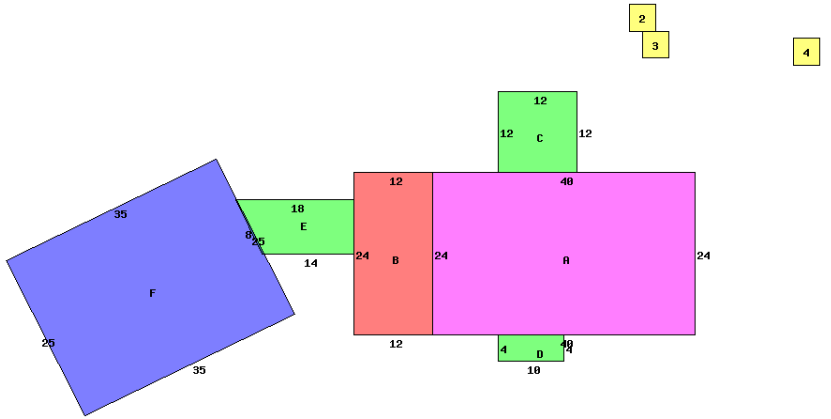
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	1.5000	1.5000	1.5000	1.5000	1.5000			
Land100%	20510	20510	20510	20510		20510	23200	23200
Bldg100%	140970	140970	140970	140970		140970	198830	198820
Totl100%	161490t	161490t	161490t	161490t		161490t	222030t	222020t
Cauv100%								
Tax Value:								
Land 35%	7180	7180	7180	7180		7180	8120	8120
Bldg 35%	49340	49340	49340	49340		49340	69590	69590
Totl 35%	56520t	56520t	56520t	56520t		56520t	77710t	77710t
Hmstd35%	51310	51310	50970	50970		50970	70530	
Owner Oc	42.38	40.14	39.90	39.90	39.90	hmstd 6300 l	44670 b	
Hmstd RB								
Net Tax	1966.70	1904.04	1901.42	1901.42	1901.42			
Sp-Asmnt	147.00	413.87	413.87	413.87				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		960		a	*MAIN
1	F/C	A		288		b	ADDTN
	DK	P		144	2160	c	PORCH
	OFP	P		40	1200	d	PORCH
	EBW	P		128	5120	e	PORCH
	F2	G		916	21980	f	GRAGE

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
324	1	2019-08-01	WARD JESSICA L & THOMAS P	1SD		140000	13510	94230
678	1	1997-12-03	WARD KAYLENE FAY	1AF	*	0	7600	34970

Year	Land	Bldg	Total	Net Tax
2022	4940	40910	45850	1738.00
2021	4940	40910	45850	1840.56

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			



0029 CR 92 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1248	106850
	Subtotal			106850
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall	X		Air Conditioning	2230
Floor/Pine	X		Garages and Carports	21980
Floor/Carpet	X		Extra Features	8880
Number of Rooms	5		Total Value	139940
Bedrooms	3			
			PUB ELECTRIC	
Heat Pump	A		PRIV WATER	
Central A/C	A		PRIV SEWER	
Plumbing			PUB PAVED ST/RD	
Standard	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		1248		C	1974VG	139940	.24		180800
2	Garage	F	30X26	780		C	2003AV	18720	.50		15910
3	P	OFP	8X8	64		C	2003AV	1920	.50		960
4	Shed	F	12X16	192		C	2003AV	2300	.50		1150

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	.5000				5000	5000	2500	2500

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

28-070014.0000-v082020R