MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-080007.0000 RES
M14 2026

sale

2023 HOWARD CHARLES JR	2017-06-14	
2024 HOWARD CHARLES JR	2017-06-14	
2025 HOWARD CHARLES JR	2017-06-14	
2026 HOWARD CHARLES JR	2017-06-14 MID PT SW 1/4 S OF RR S8	
1475 CR 92	1WD 6.00A	
	$0	
ALGER OH 45812		

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

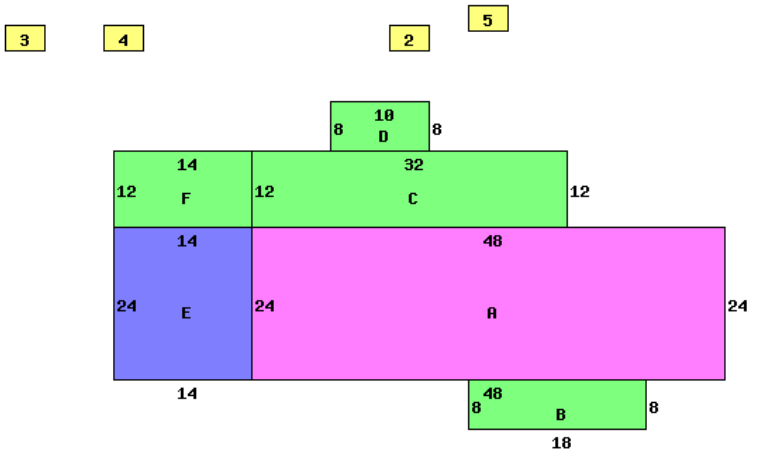
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	561	561	561	561	0	561	561	561
Acres	6.0000	6.0000	6.0000	6.0000	6.0000			
Land100%	36740	36740	36740	36740		36740	39460	39450
Bldg100%	93260	93260	93260	93260		93260	132110	132100
Totl100%	130000t	130000t	130000t	130000t		130000t	171570t	171550t
Cauv100%								
Tax Value:								
Land 35%	12860	12860	12860	12860		12860	13810	13810
Bldg 35%	32640	32640	32640	32640		32640	46240	46240
Totl 35%	45500t	45500t	45500t	45500t		45500t	60050t	60040t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1617.38	1565.12	1562.80	1562.80	1562.80			
Sp-Asmnt	37.86	83.13	83.13	83.13				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1152		a	*MAIN
	OFP	P		144	4320	b	PORCH
	DK	P		384	5760	c	PORCH
	STP	P		80	320	d	PORCH
	F	G		336	8060	e	GRAGE
	STP	P		168	670	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
271	1	2017-06-14	HOWARD CHARLES JR	1WD		0	21740	47230
146	1	2015-04-02	HOWARD C BRIAN & CHARLES	1CT	*	0	21740	47230
326	0	1987-05-01			*	37500	0	45000

Year	Land	Bldg	Total	Net Tax
2022	8350	19460	27810	1079.42
2021	8350	19460	27810	1143.14

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			



1475 CR 92 45812

Occupancy 4 M/H on Real Estate

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1152	102060
	Subtotal			102060
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Air Conditioning	2050
Floor/Pine	X	Plumbing	2100
Number of Rooms	4	Garages and Carports	8060
Bedrooms	2	Extra Features	11070
		Total Value	125340
Central Heat	A		
FORCED AIR		PUB ELECTRIC	
Central A/C	A	PRIV WATER	
Plumbing		PRIV SEWER	
Standard	1	PUB PAVED ST/RD	
Extra 3 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	MH/REAL	1 F/C	24X48	1152		MHD	1980GD	100270	.28	.30	85910
2	Garage	F 0	24X30	720		C	1979AV	17280	.65		10280
3	Garage	F 0	26X40	1040		C	2003AV	24960	.50		21220
4	Garage	F 0	30X24	720		C	2003AV	17280	.50		14690
5	POND	*.92AC		0			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	5.0000				5000	3750	18750	18750

Call Back: Sign: PSN Date: 2015-06-29 Lister:

28-080007.0000-v082020R