

MARION TWP
UPPER SCIOTO SD

00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-080015.0000
I57

RES
2025

sale

Eff Rate:- 42.84 — 38.85 — 37.53 — 37.48 — a/r

2022 CATTELL GINA M	2020-02-14
2023 CATTELL GINA M	2020-02-14
2024 CATTELL GINA M	2020-02-14
2025 CATTELL GINA M	2020-02-14 PT SE 1/4 S8 .27A
1689 CR 92	3WD
ALGER OH 45812	\$52,000

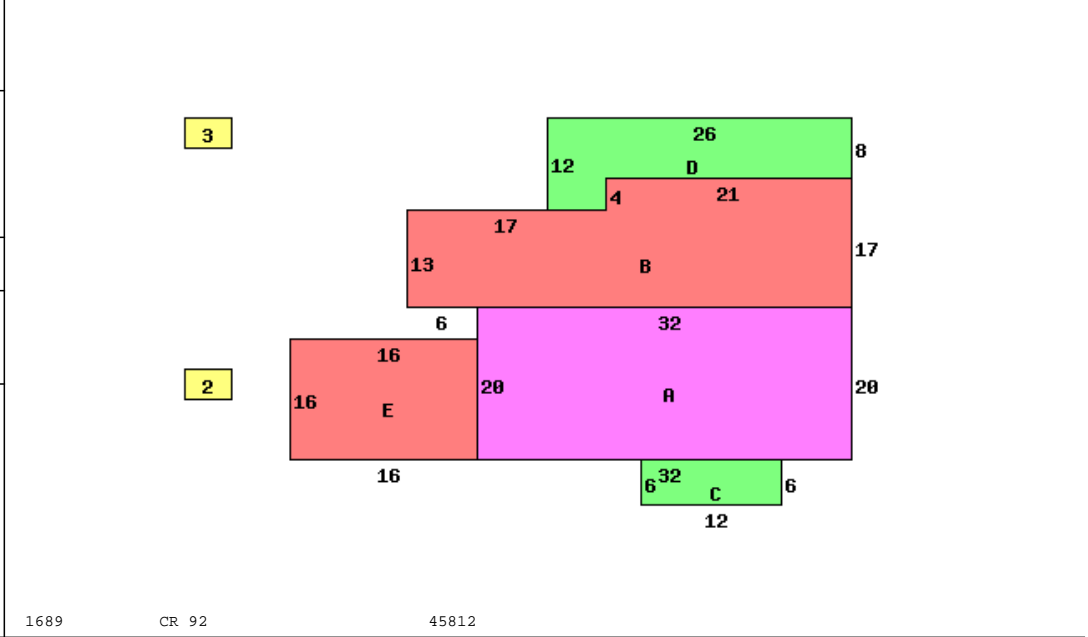
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	.2700	.2700	.2700	.2700	
Land100%	6940	9910	9910	9910	9900
Bldg100%	60260	70460	70460	70460	70460
Totl100%	67200t	80370t	80370t	80370t	80360t
Cauv100%					
Tax Value:					
Land 35%	2430	3470	3470	3470	3470
Bldg 35%	21090	24660	24660	24660	24660
Totl 35%	23520t	28130t	28130t	28130t	28130t
Hmstd35%					
Owner Oc	23.68	23.24	22.02	22.02	
Hmstd RB					
Net Tax	889.20	976.68	945.60	944.16	
Sp-Asmnt	29.51	29.51	51.56	51.56	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	B	F	M	640			ADDTN
1		F/C	A	578			ADDTN
		OPF	P	72	2160		PORCH
1		DK	P	228	3420		PORCH
		F	A	256			ADDTN

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
68	3	2020-02-14	CATTELL GINA M	3WD *	52000	6600	47710
419	3	2019-09-20	LAKEVIEW LOAN SERVICING L	3SH *	52667	6600	47710
217	3	2016-06-10	RITCHIE DALE R	3WD	74500	5770	19370
380	1	2013-08-14	CRAMER JOHN & SHIRLEY	1QC *	0	5770	21200
485	1	2008-09-24	CRAMER JOHN P	1WD *	15000	5460	23060
337	1	2008-07-01	U S BANK NATIONAL ASSOC	1DD *	19000	5460	23060
238	1	2005-07-01	RIGALI JO ANN	1DD *	0	4400	18510
313	1	2001-07-02	ROGERS DEWEY L & JOANN	1SD	35000	3660	15690
653	1	1996-10-16	SHAW WILBUR D & MARILYN	1FD	14600	3400	11910

Year	Land	Bldg	Total	Net Tax
2021	2430	21090	23520	941.70
2020	2430	21090	23520	980.56

Project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
176 BRANSTETTER - SCIOTO			XA/2025
358 JACOBS-SCIOTO RIVER			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025
910 COTTONWOOD CONSERVANCY			XA/2025



1689 CR 92 45812

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	1474 116020
	Basement		640 12140
	Subtotal		128160
Metal	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	X	Extra Features	6860
Unfinished Wall	X	Total Value	135020
Floor/Carpet	X		
Floor/Tile-Lino	L	PUB ELECTRIC	
Number of Rooms	1 5	PUB GAS	
Bedrooms	2	PRIV WATER	
		PRIV SEWER	
Central Heat	A	PUB PAVED ST/RD	
FORCED AIR			
Plumbing		Neighborhood:	
Standard	1	Code:	2800
		Dwl/Gar/NC%	1.2000

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 B F		1474		C-	1940AV	121520	.55		65620
2 Garage		14X20	280		C	2010AV	6720	.40		4840
3 Shed	*PP	8X16	128			2014AV	0			0
homesite	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value		
	.2700				18000	18000	9900	9900		