

MARION TWP  
UPPER SCIOTO SD

00270

Hardin County, Ohio  
Michael T. Bacon, Auditor

28-080018.0000  
I54

RES  
2025

sale

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

2022 WAGNER KEVIN	2012-04-19
2023 WAGNER KEVIN	2012-04-19
2024 WAGNER KEVIN	2012-04-19
2025 WAGNER KEVIN	2012-04-19
1637 CR 92	SW PT SW1/4 150 X 150 S8
	LWD .52A SEE 28-080018.01
	\$12,000 FOR SPECIAL ASSESSMENTS
ALGER OH 45812	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	.5200	.5200	.5200	.5200	
Land100%	8940	12770	12770	12770	12780
Bldg100%	12660	3170	3170	3170	3160
Totl100%	21600t	15940t	15940t	15940t	15940t
Cauv100%					
Tax Value:					
Land 35%	3130	4470	4470	4470	4470
Bldg 35%	4430	1110	1110	1110	1110
Totl 35%	7560t	5580t	5580t	5580t	5580t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	293.42	198.34	191.94	191.66	
Sp-Asmnt	26.52	26.52	31.84	31.84	

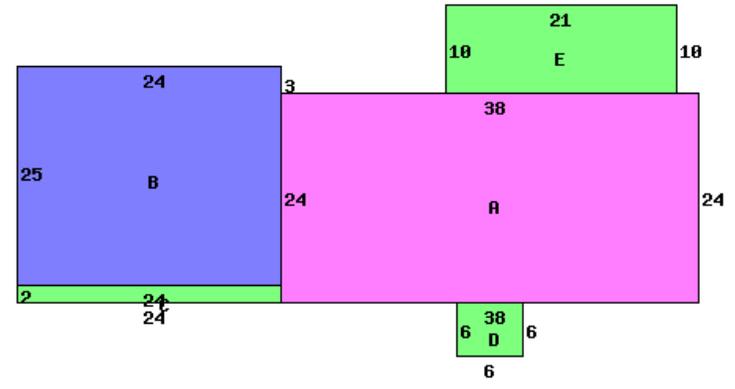
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		912		a	*MAIN
F	F2	G		600	14400	b	GRAGE
	OH	P		48	1820	c	PORCH
	OPF	P		36	1080	d	PORCH
	FAT	P		210	630	e	PORCH

4-21-2015 PETE WALKED THRU HOUSE WITH OWNER. INTERIOR IS IN VERY BAD SHAPE. NO HOT WATER. MOST OF 1ST FLOOR IS MISSING DRYWALL & TRIM. OWNER LIVES IN A PORTION OF THE HOUSE ON THE BACKSIDE. AREA ABOVE GARAGE IS PACKED FULL OF STUFF. HOUSE HAS FIRE DAMAGE

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
154	1	2012-04-19	WAGNER KEVIN	LWD	12000	7460	69940
528	1	2011-11-29	PANNIE MAE	LSH *	43334	7460	69940
281	1	2006-05-10	DOWNING ROBERT A & ANGEL	LWD	46250	7030	70200
101	1	2006-02-22	CITI FINANCIAL MORTGAGE	1SD	40500	7030	70200
572	1	2000-09-27	FORDHAM CRAIG & LAURA	1SD	68000	4710	49600
878	1	1989-10-12		LWD	25000	0	37310
578	0	1986-07-28		*	20000	0	43510

Year	Land	Bldg	Total	Net Tax
2021	3130	4430	7560	310.76
2020	3130	4430	7560	315.18

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



1637 CR 92 45812

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	912 99880
	Full Upper	FRAME	600 49400
	Subtotal		149280
Shingle	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	X X	Garages and Carports	14400
Floor/Pine	X X	Extra Features	3530
Number of Rooms	5 3	Total Value	167210
Bedrooms	3		
Central Heat	A	PUB ELECTRIC	
FORCED AIR		PUB GAS	
Plumbing		PRIV WATER	
Standard	1	PRIV SEWER	
		PUB PAVED ST/RD	
		Neighborhood:	
		Code:	2800
		Dwl/Gar/NC%	1.2000

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	FtxFt	Area	Grade	Cond	Dpr	Dpr	Value
		1512		C-	1968VP	.65	.95	3160
homesite	acres/	effective	depth	actual	effective	extended	true	value
	frontage	frontage	depth	rate	rate	value	value	
	.5200			18000	18000	12780	12780	