MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-080025.0000 RES
M25 2026

sale

2023 LOWERY ALFRED J	2017-05-01	
2024 LOWERY ALFRED J	2017-05-01	
2025 LOWERY ALFRED J	2017-05-01	
2026 LOWERY ALFRED J	2017-05-01	PT NW1/4 S3 3.00A
1342 CR 80	1WD	
	$162,500	
ALGER OH 45812		

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

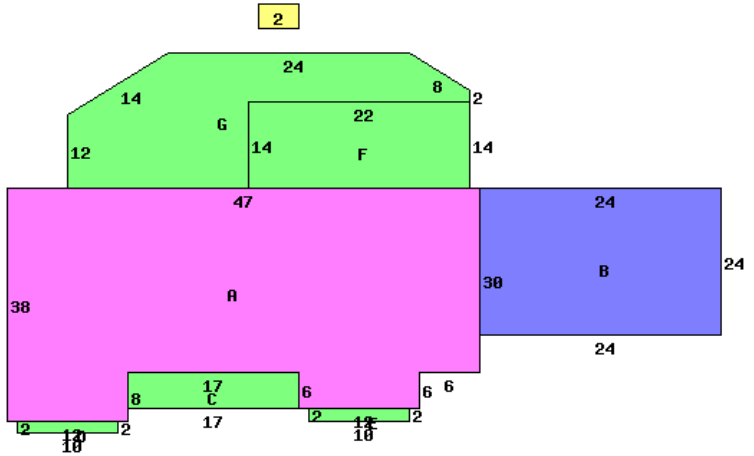
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	3.0000	3.0000	3.0000	3.0000	3.0000			
Land100%	28000	28000	28000	28000		28000	30710	30700
Bldg100%	203690	203690	203690	203690		203690	287600	287590
Totl100%	231690t	231690t	231690t	231690t		231690t	318310t	318290t
Cauv100%								
Tax Value:								
Land 35%	9800	9800	9800	9800		9800	10750	10750
Bldg 35%	71290	71290	71290	71290		71290	100660	100660
Totl 35%	81090t	81090t	81090t	81090t		81090t	111410t	111400t
Hmstd35%			76780	76780		76780	107100	
Owner Oc			60.10	60.10	60.10	hmstd 6300 l	70480 b	
Hmstd RB								
Net Tax	2882.48	2789.34	2725.12	2725.12	2725.12			
Sp-Asmnt	29.98	68.38	68.38	68.38				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1578		a	*MAIN
	F2	G		576	13820	b	GRAGE
	OFP	P		102	3060	c	PORCH
	BAY	P		20	760	d	PORCH
	BAY	P		20	760	e	PORCH
	EFP	P		308	12320	f	PORCH
	DK	P		504	7560	g	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
195	1	2017-05-01	LOWERY ALFRED J	1WD		162500	16510	136800
67	1	1993-02-01	SHEPHERD EDWARD R & CHAR	1WD	*	6000	3200	0

Year	Land	Bldg	Total	Net Tax
2022	6510	62090	68600	2662.60
2021	6510	62090	68600	2819.84

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		



1342 CR 80 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1578	123980
	Basement		1578	29190
	Subtotal			153170
Shingle	Roof	GABLE		

	B 1 2 U A			
Plaster/Drywall	D D	1578 sq ft	Basement Finish	16710
Floor/Carpet	X X		Air Conditioning	2790
Number of Rooms	1 1		Plumbing	4200
Bedrooms	5		Garages and Carports	13820
			Extra Features	24460
Central Heat	A		Total Value	215150
FORCED AIR				
Central A/C	A		PUB ELECTRIC	
Plumbing			PUB GAS	
Standard	1		PRIV WATER	
Extra 3 Fixture	2		PRIV SEWER	
			PUB PAVED ST/RD	
			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		3156		C	1994GD	215150	.22		285290
2	Shed		10X30	300		D	2017AV	2880	.20		2300

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	2.0000				5000	5000	10000	10000

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