MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-080026.0000 RES
M21 2026

sale

2023 DELONG RAVEN L & ARVE	2022-09-06	
2024 DANIELS JASON ALEXAND	2023-05-18	
2025 DANIELS JASON ALEXAND	2023-05-18	
2026 DANIELS JASON ALEXANDER	2023-05-18	PT W1/2 NE1/4 S8 6.439A
1496 CR 80	1WD	
	$249,900	
ALGER OH 45812		

2028 KIPP JOSEPH & BROOKE	2026-10-02	
1496 CR 80	1WD	
ALGER OH 45812		

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

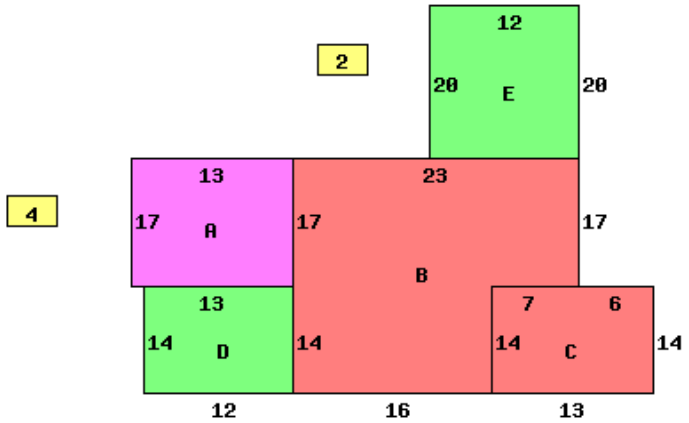
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	6.4390	6.4390	6.4390	6.4390	6.4390			
Land100%	37800	37800	37800	37800		37800	40510	40500
Bldg100%	105770	105770	105770	105770		105770	149830	149840
Totl100%	143570t	143570t	143570t	143570t		143570t	190340t	190340t
Cauv100%								
Tax Value:								
Land 35%	13230	13230	13230	13230		13230	14180	14180
Bldg 35%	37020	37020	37020	37020		37020	52440	52440
Totl 35%	50250t	50250t	50250t	50250t		50250t	66620t	66620t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1786.22	1728.50	1725.94	1725.94	1725.94			
Sp-Asmnt	35.82	69.62	69.62	69.62				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		221		a	*MAIN
2	F/C	A		615		b	ADDTN
1	F/C	A		182		c	ADDTN
	OFP	P		168	5040	d	PORCH
	PAT	P		240	720	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
402	1	2026-10-02	KIPP JOSEPH & BROOKE	1WD		250000	37800	105770
182	1	2023-05-18	DANIELS JASON ALEXANDER	1WD		249900	24460	76310
421	1	2022-09-06	DELONG RAVEN L & ARVEL J	1QC	*	0	24460	76310
486	1	2018-10-05	MAU LINDSAY RAE U &	1SD		153500	23890	61260
9	1	2016-01-25	LARUE STEVEN DOUGLAS	1WD		85000	22370	58140
358	1	1998-08-14	GIBSON KENNETH R	1QC	*	0	17940	43200
473	1	1998-08-14	LARUE DOUGLAS E & ROBIN	1WD		70000	17940	43200
1156	1	1993-11-19	GIBSON KENNETH R & CONNI	1WD	*	53900	0	0

Year	Land	Bldg	Total	Net Tax
2022	8560	26710	35270	1368.96
2021	8560	26710	35270	1449.80

project			ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2025			
150	NEWLAND - SCIOTO	XA/2025			
171	COTTONWOOD JT. DITCH #958 -	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			
910	COTTONWOOD CONSERVANCY	XA/2025			



1496 CR 80 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1018	102460
	Full Upper	FRAME	836	59340
	Basement		221	4530
	Subtotal			166330
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall	X	X	Air Conditioning	3290
Unfinished Wall	X		Extra Features	5760
Floor/Pine		X X	Total Value	175380
Number of Rooms	1	3 3		
Bedrooms		3	PUB ELECTRIC	
			PRIV WATER	
Central Heat		A	PRIV SEWER	
FORCED AIR			PUB PAVED ST/RD	
Central A/C		A		
Plumbing			Neighborhood:	
Standard	1		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	2 B F		1854		C	1910AV	175380	.55		134170
2	POND	*1.36AC		0			OLD/	0			0
4	Garage	F	32X24	768		C	2003AV	18430	.50		15670

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	5.4390				5000	3640	19800	19800

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