

00270

sale

2021	MAGERS KATHRYN A NEIL	2017-02-15
2022	MAGERS KATHRYN A NEIL	2017-02-15
2023	MAGERS KATHRYN A NEIL	2017-02-15
2024	MAGERS KATHRYN A NEIL & 1452 CR 80	2017-02-15 PT NW1/4 10.009A 1SD
	ALGER OH 45812	\$210,000

Eff Rate:-	45.38	42.84	38.85	37.53	a/r
Tax Year	2021	2022	2023	2024	CAMA
Prop Cls	111	111	111	111	111
Acres	10.0090	10.0090	10.0090	10.0090	
Land100%	53510	53510	59710	59710	59700
Bldg100%	223430	223430	281970	281970	281960
Totl100%	276940t	276940t	341690t	341690t	341660t
Cauv100%	16910	16910	27770	27770	27760
Tax Value:					
Land 35%	5920	5920	9720	9720	20900
Bldg 35%	78200	78200	98690	98690	98690
Totl 35%	84120t	84120t	108410t	108410t	119580t
Hmstd35%	72360	72360	91690	91690	
Owner 0c	77.24	72.84	75.72	71.74	
Hmstd RB					
Net Tax	3380.54	3192.16	3777.88	3657.36	
Cauv Sav	526.56	497.20	397.42	384.56	
Sp-Asmnt	35.40	40.89	40.89	103.77	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE
2 B	F	M		1008	
1 B	F	A		504	
	0FP	X		592	17760
	CATH	X		504	
	0FP	P		536	16080

hot tub

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
66	1	2017-02-15	MAGERS KATHRYN A NEIL & D	1SD	210000	39740	150110
182	1	2013-04-19	MIDDENDORF WILLIAM J & AN	1SD	189500	38890	158860
645	1	1994-07-20	LAWRENCE STEVEN M & SHEI	1WD *	18000	0	0

Year	Land	Bldg	Total	Net Tax
2020	5920	78200	84120	3428.66
2019	7260	65430	72690	2722.52

p r o j e c t		ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY			XA/2024
171	COTTONWOOD JT. DITCH #958 -			XA/2024
910	COTTONWOOD CONSERVANCY			XA/2024
500	HARDIN COUNTY LANDFILL			XA/2024

3
2

4
5



1452 CR 80 45812

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level			
	Main	FRAME	1512 119420
	Full Upper	FRAME	1008 60830
	Basement		1512 27970
	Subtotal		208220
Shingle	Roof	GABREL	
	B 1 2 U A		
	D D	Air Conditioning	4330
	X	Plumbing	3500
	X X	Extra Features	33840
	X	Total Value	249890
	1 4 4		
	Bedrooms		1 3
	F	Neighborhood:	
	A	Code:	2800
	A	Dwl/Gar/NC%	1.2000
	Plumbing		
	Standard	1	
	Extra 3 Fixture	1	
	Extra 2 Fixture	1	

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 B F	2520			C	1995GD		249890	.22		233900
2 Pole Build		24X42	1008		C	2015AV		12100	.25		9080
3 P	0FP	6X24	144		C	2018AV		4320	.20		3460
4 Pole Build		30X72	2160		C	2018AV		32400	.20		25920
5 P	0FP	400			C	2018AV		12000	.20		9600
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv					
C 2	BOB BLOUNT SILT LOAM, 2	.9076	5770	5240	2360	2140					
C 14	GWB GLYNWOOD SILT LOAM	3.4064	5400	18390	1750	5960					
C 16	GYC2 GLYNWOOD CLAY LOAM	4.4362	4750	21070	1050	4660					
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000					
980	ROAD ROAD	.2588									

10.009 59700 (100%) 27760 CAUV # 4170
(35%) 9720

Call Back:

Sign: PSN Date: 2016-01-21 Lister:

28-080027.0000-v082020R