

MARION TWP
UPPER SCIOTO SD

00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-080027.0000
M24

AGR
2025

sale

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

2022	MAGERS KATHRYN A NEIL	2017-02-15
2023	MAGERS KATHRYN A NEIL	2017-02-15
2024	MAGERS KATHRYN A NEIL	2017-02-15
2025	MAGERS KATHRYN A NEIL & 1452 CR 80	2017-02-15 PT NW1/4 10.009A
	ALGER OH 45812	1SD \$210,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	10.0090	10.0090	10.0090	10.0090	59700
Land100%	53510	59710	59710	59710	281960
Bldg100%	223430	281970	281970	281970	341660t
Totl100%	276940t	341690t	341690t	341690t	27760
Cauv100%	16910	27770	27770	27770	
Tax Value:					
Land 35%	5920	9720	9720	9720	20900
Bldg 35%	78200	98690	98690	98690	98690
Totl 35%	84120t	108410t	108410t	108410t	119580t
Hmstd35%	72360	91690	91690	87120	
Owner Oc	72.84	75.72	71.74	68.18	hmstd 5250 l 81870 b
Hmstd RB					
Net Tax	3192.16	3777.88	3657.36	3655.40	
Cauv Sav	497.20	397.42	384.56	383.98	
Sp-Asmnt	40.89	40.89	103.77	103.77	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	F	M		1008		b	ADDTN
1 B	F	A		504		c	PORCH
	OFF	P		592	17760	d	OTHER
	CATH	X		504		e	PORCH
	OFF	P		536	16080		

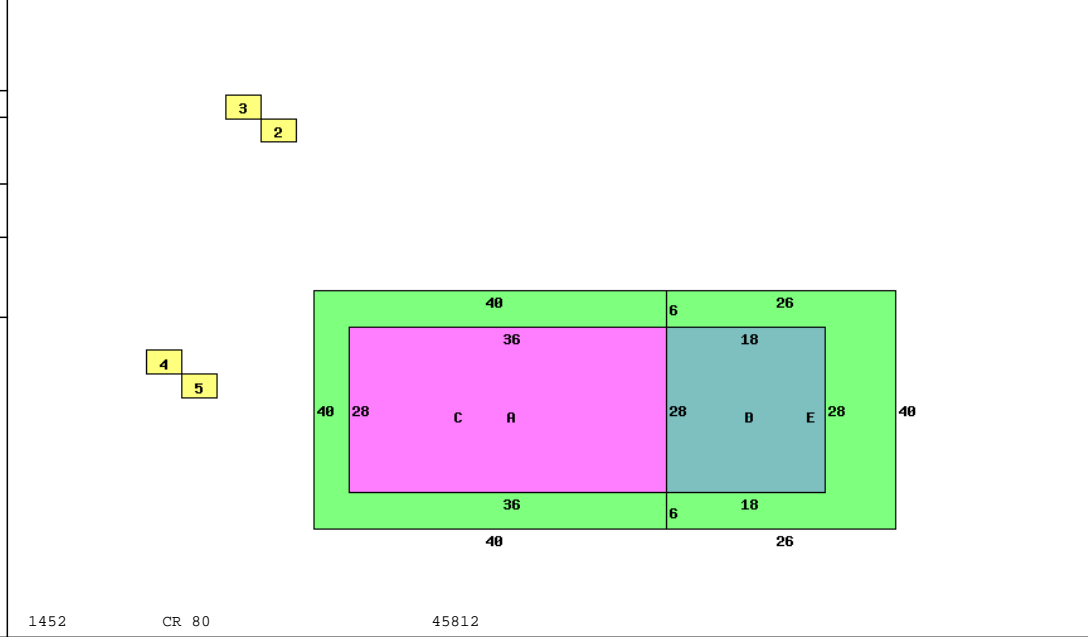
hot tub

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
2021	5920	78200	84120	3380.54
2020	5920	78200	84120	3428.66

project

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



1452 CR 80 45812

Occupancy	1 Single Family	*DWELLING COMPUTATIONS	Sq-Ft	Value
Story Height	2			
Floor Level	Main	FRAME	1512	119420
	Full Upper	FRAME	1008	60830
	Basement		1512	27970
	Subtotal			208220
Shingle	Roof	GABREL		
	B 1 2 U A			
Plaster/Drywall	D D	Air Conditioning	4330	
Unfinished Wall	X	Plumbing	3500	
Floor/Carpet	X X	Extra Features	33840	
Floor/Tile-Lino	X	Total Value		249890
Number of Rooms	1 4 4			
Bedrooms	1 3			
Insulation	F	Neighborhood:		
Central Heat	A	Code:	2800	
FORCED AIR		Dwl/Gar/NC%	1.2000	
Central A/C	A			
Plumbing				
Standard	1			
Extra 3 Fixture	1			
Extra 2 Fixture	1			

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 B F	2520	Rate	Grade	Cond	Value	Dpr	Dpr
2 Pole Build		24X42	1008	C	1995GD	249890	.22	233900
3 P	OFF	6X24	144	C	2015AV	12100	.25	9080
4 Pole Build		30X72	2160	C	2018AV	4320	.20	3460
5 P	OFF		400	C	2018AV	32400	.20	25920 CONCRET FL ELECTRIC
					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	GVC2 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
			20900	(35%)	9720	

Call Back:

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

28-080027.0000-v082020R