MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-080027.0000 AGR
M24 2026

sale

2023	MAGERS KATHRYN A NEIL	2017-02-15
2024	MAGERS KATHRYN A NEIL	2017-02-15
2025	MAGERS KATHRYN A NEIL	2017-02-15
2026	MAGERS KATHRYN A NEIL &	2017-02-15 PT NW1/4 10.009A
	1452 CR 80	1SD
		$210,000
	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	111	111	111	111	0	111	111	111
Acres	10.0090	10.0090	10.0090	10.0090	10.0090			
Land100%	59710	59710	59710	59710		59710	86600	86590
Bldg100%	281970	281970	281970	281970		281970	379400	379410
Totl100%	341690t	341690t	341690t	341690t		341690t	466000t	466000t
Cauv100%	27770	27770	27770	27770		59710	86600	26180
Tax Value:								
Land 35%	9720	9720	9720	9720		9720	9160	30310
Bldg 35%	98690	98690	98690	98690		98690	132790	132790
Totl 35%	108410t	108410t	108410t	108410t		108410t	141950t	163100t
Hmstd35%	91690	91690	87120	87120		87120	123580	
Owner Oc	75.72	71.74	68.18	68.18	68.18	hmstd 5250 l	81870 b	
Hmstd RB								
Net Tax	3777.88	3657.36	3655.40	3655.40	3655.40			
Cauv Sav	497.20	397.42	384.56	383.98				
Sp-Asmnt	40.89	103.77	103.77	103.77				

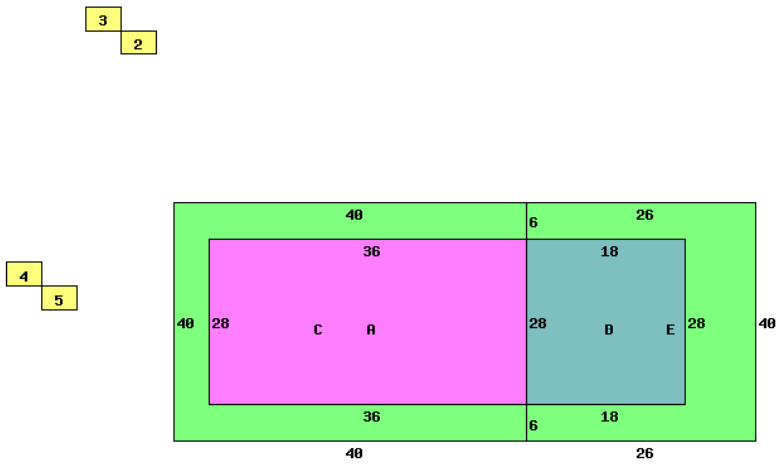
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		1008		a	*MAIN
1 B	F	A		504		b	ADDTN
	OFP	P		592	17760	c	PORCH
	CATH	X		504		d	OTHER
	OFP	P		536	16080	e	PORCH

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
2022	5920	78200	84120	3192.16
2021	5920	78200	84120	3380.54

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			



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		
		Neighborhood:	
Insulation	F	Code:	2800
Central Heat	A	Dwl/Gar/NC%	1.7000
FORCED AIR			
Central A/C	A		
Plumbing			
Standard	1		
Extra 3 Fixture	1		
Extra 2 Fixture	1		

	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		2520		C	1995GD	249890	.22		331350	
2	Pole Build		24X42	1008		C	2015AV	12100	.25		9080	
3	P	OFP	6X24	144		C	2018AV	4320	.20		3460	
4	Pole Build		30X72	2160		C	2018AV	32400	.20		25920	CONCRET FL ELECTRIC
5	P	OFP		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	.2318	8370	1940	2230	520
C	14	GWB	GLYNWOOD SILT LOAM	.7595	7830	5950	1630	1240
C	16	GYC2	GLYNWOOD CLAY LOAM	1.3707	6890	9440	870	1190
	670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
	980	ROAD	ROAD	.2588				
P	2	BOB	BLOUNT SILT LOAM, 2	.5472	8370	4580	230	130
P	2	BOB	BLOUNT SILT LOAM, 2	.1286	8370	1080	230	30
P	14	GWB	GLYNWOOD SILT LOAM	2.6469	7830	20730	230	610
P	16	GYC2	GLYNWOOD CLAY LOAM	3.0655	6890	21120	230	710
				10.009		86590	(100%)	26180
						30310	(35%)	9160

CAUV # 4170

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

28-080027.0000-v082020R