MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-080028.0000 RES
M27 2026

sale

2023 WARD DENNIS S	2017-09-11	
2024 WARD DENNIS S	2017-09-11	
2025 WARD DENNIS S	2017-09-11	
2026 WARD DENNIS S	2017-09-11 PT N PT SW1/4 MID PT NW4	
1186 CR 80	1CT S8 3.775A	
	$0	
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	3.7750	3.7750	3.7750	3.7750	3.7750			
Land100%	30890	30890	30890	30890		30890	33570	33580
Bldg100%	89430	89430	89430	89430		89430	120200	120200
Totl100%	120310t	120310t	120310t	120310t		120310t	153770t	153780t
Cauv100%								
Tax Value:								
Land 35%	10810	10810	10810	10810		10810	11750	11750
Bldg 35%	31300	31300	31300	31300		31300	42070	42070
Totl 35%	42110t	42110t	42110t	42110t		42110t	53820t	53820t
Hmstd35%	32140	32140	32140	32140		32140	43860	
Owner Oc	26.54	25.14	25.16	25.16	25.16	hmstd 6300 l	25840 b	
Hmstd RB								
Net Tax	1470.32	1423.36	1421.20	1421.20	1421.20			
Sp-Asmnt	28.89	56.65	56.65	56.65				

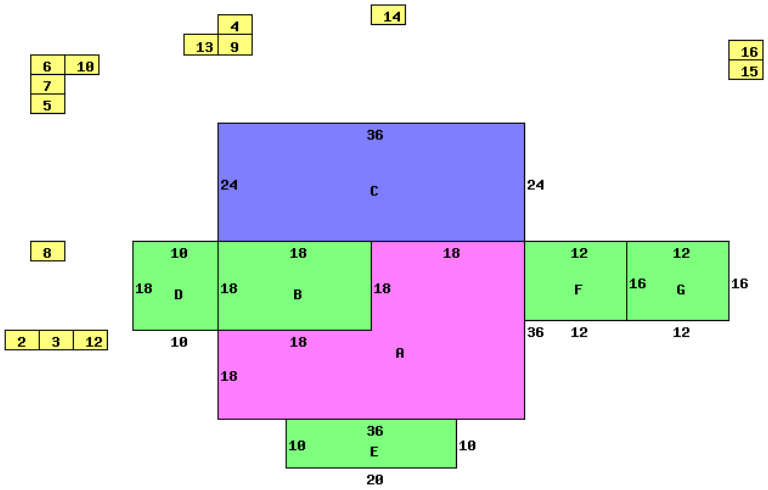
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	B	M		972		a	*MAIN
	EFP	P		324	12960	b	PORCH
	F2	G		864	20740	c	GRAGE
	PAT	P		180	540	d	PORCH
	DK	P		200	3000	e	PORCH
	OFP	P		192	5760	f	PORCH
	DK	P		192	2880	g	PORCH

MOBILE HOME ACCT: 28-0004 TITLE: 330101786 1991 FAIRMONT

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
497	1	2017-09-11	WARD DENNIS S	1CT *	0	18200	45060
707	1	1994-08-03	WARD DENNIS S & VICKIE	1WD *	19997	0	42710

Year	Land	Bldg	Total	Net Tax
2022	7110	25640	32750	1245.88
2021	7110	25640	32750	1319.42

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



1186 CR 80 45812

Occupancy 1 Single Family

			*DWELLING COMPUTATIONS Sq-Ft	Value
Story Height 2				
Floor Level	Main	BRICK	972	112310
	Full Upper	BRICK	972	67450
	Basement		972	18130
	Subtotal			197890
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall	X	X	Plumbing	2100
Panelled Wall	X	X	Garages and Carports	20740
Unfinished Wall	X		Extra Features	25140
Floor/Carpet	X	X	Total Value	245870
Floor/Tile-Lino	X	X		
Number of Rooms	1	5	PUB ELECTRIC	
Bedrooms		3	PRIV WATER	
			PRIV SEWER	
Central Heat		A	PUB PAVED ST/RD	
FORCED AIR			Topo: ROLLING	
Plumbing				
Standard	1		Neighborhood:	
Extra 3 Fixture	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 B		1944		C+	OLD/FR	270460	.65	.35	104600
2	Shed		8X24	192		D	1990AV	1840	.65		640
3	Lean-To	*SV 0	12X24	288			1992AV	800	.09		700
4	P	CAN	14X39	546		D	1992AV	3490	.65		1220
5	CAN/DECK	*MH	12X20	240			1992AV	0			0
6	P	*MH EFP0	12X20	240			1992AV	0			0
7	MH/LRE	* 0	14X66	924			1991AV	0			0
8	Shed	*SV M 0	6X14	784			OLD/FR	400			400
9	Pole Barn	*SV F 0	21X25	525			OLD/PR	200			200
10	MH Additio	*MH	16X20	320			1995AV	0			0
11	M/H Hookup			0			OLD/	3000			3000
12	Lean-To	*SV	5X20	100			OLD/FR	0			0
13	P	CAN	14X21	294		D	1992AV	1880	.65		660
14	Pole Barn		28X42	1176		C	2006AV	14110	.50		7060
15	Shed		12X42	504		D	OLD/VP	4840	.80		970
16	P	CAN	16X42	672		D-	OLD/VP	3760	.80		750

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	2.5750				5000	5000	12880	12880
road	.2000							

Call Back:
Call Back:

Sign: PSN Date: 2015-06-29 Lister:
Sign: PSN Date: 2015-06-25 Lister:

28-080028.0000-v082020R