

MARION TWP
UPPER SCIOTO SD

00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-080030.0000
M20

RES
2025

sale

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

| | |
|------------------------|--------------------------------|
| 2022 NC HOLDINGS 1 LLC | 2020-10-21 |
| 2023 NC HOLDINGS 1 LLC | 2020-10-21 |
| 2024 NC HOLDINGS 1 LLC | 2020-10-21 |
| 2025 NC HOLDINGS 1 LLC | 2020-10-21 PT W2 NE4 S8 2.564A |
| 1534 CR 80 | 1FD |
| ALGER OH 45812 | \$63,000 |

| | | | | | |
|----------|---------|---------|---------|---------|---------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | CAMA |
| Prop Cls | 511 | 511 | 511 | 511 | 511 |
| Acres | 2.5640 | 2.5640 | 2.5640 | 2.5640 | |
| Land100% | 17290 | 25830 | 25830 | 25830 | 25820 |
| Bldg100% | 117170 | 132910 | 132910 | 132910 | 132900 |
| Totl100% | 134460t | 158740t | 158740t | 158740t | 158720t |
| Cauvl00% | | | | | |

Orig Tax Year 1999
Parent: 28-080026.0000

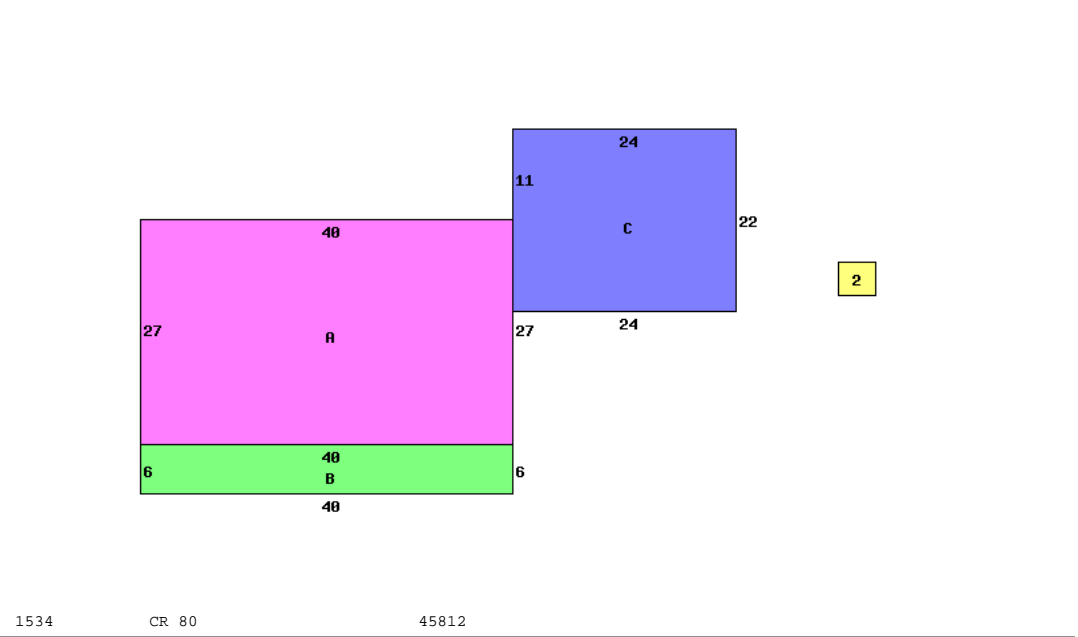
| | | | | | |
|------------|---------|---------|---------|---------|--------|
| Tax Value: | | | | | |
| Land 35% | 6050 | 9040 | 9040 | 9040 | 9040 |
| Bldg 35% | 41010 | 46520 | 46520 | 46520 | 46520 |
| Totl 35% | 47060t | 55560t | 55560t | 55560t | 55550t |
| Hmstd35% | | | | | |
| Owner Oc | | | | | |
| Hmstd RB | | | | | |
| Net Tax | 1826.56 | 1974.96 | 1911.16 | 1908.34 | |
| Sp-Asmnt | 31.17 | 31.17 | 59.87 | 59.87 | |

| | | | | | | | | |
|------|------|------|------|-------|-------|---|-------|--|
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | | |
| 1Q | F | M | | 1080 | | a | *MAIN | |
| | OFF | P | | 240 | 7200 | b | PORCH | |
| | F | G | | 528 | 12670 | c | GRAGE | |

| | | | | | | | |
|-------|----|------------|--------------------------|---------------|--------|---------|---------|
| Sale# | #p | sale date | To | Type/Invalid? | Sale\$ | co:land | co:bldg |
| 485 | 1 | 2020-10-21 | NC HOLDINGS 1 LLC | 1FD * | 63000 | 16690 | 96770 |
| 67 | 2 | 2006-02-09 | GIBSON JAMES | 2CT * | 0 | 14570 | 89090 |
| 110 | 1 | 2000-03-27 | GIBSON JAMES R & VICTORI | 1WD * | 0 | 7310 | 17910 |
| 356 | 1 | 1998-08-14 | GIBSON KENNETH R | 1QC * | 0 | 0 | 0 |

| | | | | |
|------|------|-------|-------|---------|
| Year | Land | Bldg | Total | Net Tax |
| 2021 | 6050 | 41010 | 47060 | 1934.42 |
| 2020 | 6050 | 41010 | 47060 | 1561.60 |

| | | | |
|---------------------------------|---------|----------------------|--|
| p r o j e c t | | ben acres / % factor | |
| 902 MAIN DISTRICT CONSERVANCY | XA/2025 | | |
| 150 NEWLAND - SCIOTO | XA/2025 | | |
| 171 COTTONWOOD JT. DITCH #958 - | XA/2025 | | |
| 910 COTTONWOOD CONSERVANCY | XA/2025 | | |
| 500 HARDIN COUNTY LANDFILL | XA/2025 | | |



| | | |
|---------------------------|------------------------|----------------------------|
| Occupancy 1 Single Family | *DWELLING COMPUTATIONS | |
| Story Height 1Q | Sq-Ft | Value |
| Floor Level | | |
| Main | FRAME | 1080 103900 |
| Qtr Story | FRAME | 1080 16760 |
| Subtotal | | 120660 |
| Shingle | Roof | GABLE |
| B 1 2 U A | | |
| Plaster/Drywall | D D | Garages and Carports 12670 |
| Floor/Hardwood | X X | Extra Features 7200 |
| Floor/Carpet | X X | Total Value 140530 |
| Floor/Tile-Lino | X X | |
| Number of Rooms | 4 2 | PUB ELECTRIC |
| Bedrooms | 1 2 | PRIV WATER |
| Central Heat | A | PRIV SEWER |
| | | PUB PAVED ST/RD |
| Plumbing | | Neighborhood: |
| Standard | 1 | Code: 2800 |
| | | Dwl/Gar/NC% 1.2000 |

| | | | | | | | | |
|---------------|----------|-----------|-------|-----------|---------------|----------|-------|--------|
| Bldg Type | SHB+Cons | DixHt | Unit | Blt/Renov | Replace | Phy | Fnc | True |
| 1 DWELLING | 1Q F | 1080 | Rate | Cond | Value | Dpr | Dpr | Value |
| 2 Pole Build | | 48X72 | 3456 | C- | 1999AV 126480 | .22 | | 118390 |
| | | | | C | 1978AV 41470 | .65 | | 14510 |
| | acres/ | effective | depth | actual | effective | extended | true | |
| homesite | frontage | frontage | depth | rate | rate | value | value | |
| small acreage | 1.0000 | | | 18000 | 18000 | 18000 | 18000 | |
| | 1.5640 | | | 5000 | 5000 | 7820 | 7820 | |