

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	2025	CAMA
Prop Cls	511	511	511	511	511	511
Acres	2.5640	2.5640	2.5640	2.5640	2.5640	25820
Land100%	17290	25830	25830	25830	25830	132900
Bldg100%	117170	132910	132910	132910	132910	158720t
Totl100%	134460t	158740t	158740t	158740t	158740t	
Cauv100%						

Orig Tax Year 1999  
Parent: 28-080026.0000

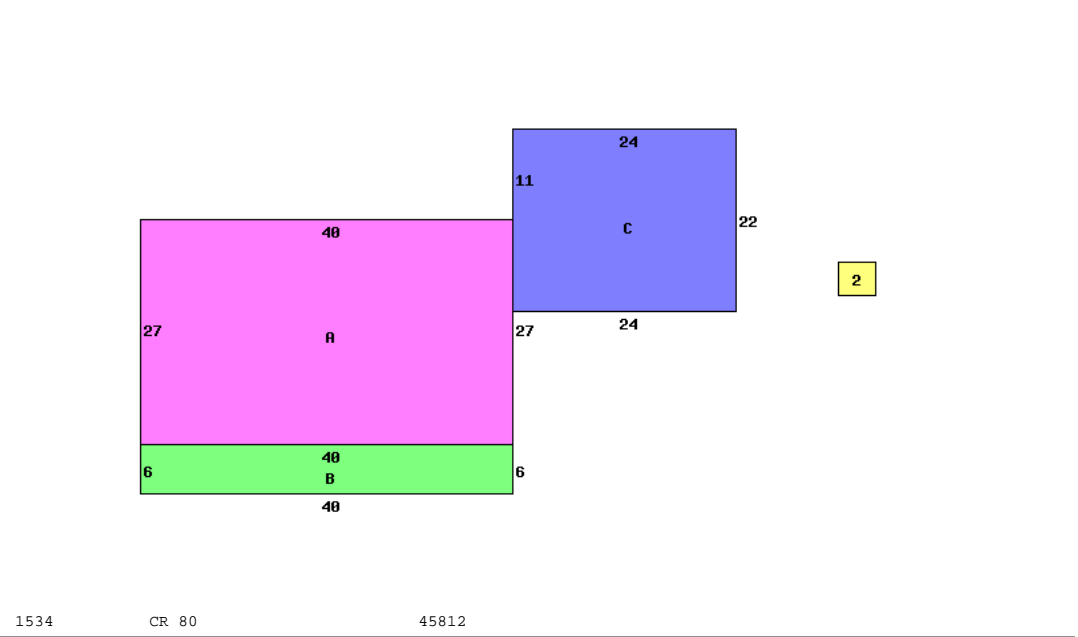
Tax Value:						
Land 35%	6050	9040	9040	9040	9040	9040
Bldg 35%	41010	46520	46520	46520	46520	46520
Totl 35%	47060t	55560t	55560t	55560t	55560t	55550t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	1826.56	1974.96	1911.16	1908.34	1908.34	
Sp-Asmnt	31.17	31.17	59.87	59.87		

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	1080	103900
Main	FRAME	
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		Cond	Value	Dpr	Dpr	Value
2 Pole Build		48X72	3456	C-	1999AV 126480	.22		118390
				C	1978AV 41470	.65		14510
homesite	acres/	effective	depth	actual	effective	extended	true	
small acreage	frontage	frontage	depth	rate	rate	value	value	
	1.0000			18000	18000	18000	18000	
	1.5640			5000	5000	7820	7820	

Call Back:

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

28-080030.0000-v082020R