MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-080030.0000 RES
M20 2026

sale

2023 NC HOLDINGS 1 LLC	2020-10-21	
2024 NC HOLDINGS 1 LLC	2020-10-21	
2025 NC HOLDINGS 1 LLC	2020-10-21	
2026 NC HOLDINGS 1 LLC	2020-10-21	PT W2 NE4 S8 2.564A
1534 CR 80	1FD	
	$63,000	
ALGER OH 45812		

Orig Tax Year 1999
Parent: 28-080026.0000

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

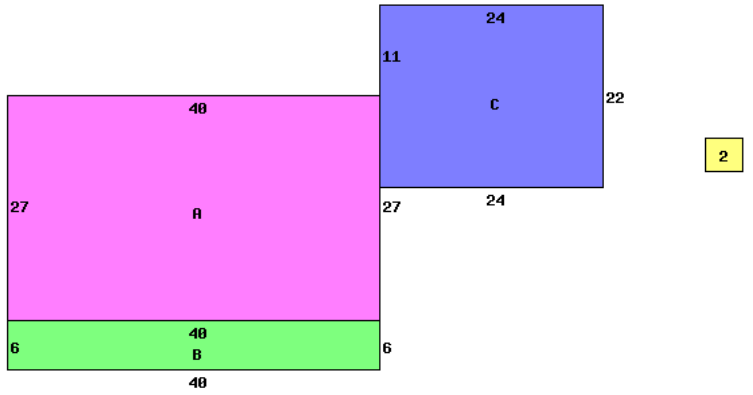
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	2.5640	2.5640	2.5640	2.5640	2.5640			
Land100%	25830	25830	25830	25830		25830	28510	28520
Bldg100%	132910	132910	132910	132910		132910	182230	182220
Totl100%	158740t	158740t	158740t	158740t		158740t	210740t	210740t
Cauv100%								
Tax Value:								
Land 35%	9040	9040	9040	9040		9040	9980	9980
Bldg 35%	46520	46520	46520	46520		46520	63780	63780
Totl 35%	55560t	55560t	55560t	55560t		55560t	73760t	73760t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1974.96	1911.16	1908.34	1908.34	1908.34			
Sp-Asmnt	31.17	59.87	59.87	59.87				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1Q	F	M		1080		a	*MAIN
	OFP	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
2022	6050	41010	47060	1826.56
2021	6050	41010	47060	1934.42

project			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			



1534 CR 80 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1Q				
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	
			PRIV SEWER	
Central Heat	A		PUB PAVED ST/RD	
Plumbing			Neighborhood:	
Standard	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	1Q F		1080		C-	1999AV	126480	.22		167710
2	Pole Build		48X72	3456		C	1978AV	41470	.65		14510

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	1.5640				5000	5000	7820	7820

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

28-080030.0000-v082020R