

MARION TWP
UPPER SCIOTO SD

00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-090004.0000
013

RES
2025

sale

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

2022 GUYTON LEONARD G	1996-08-15			
2023 GUYTON LEONARD G	1996-08-15			
2024 GUYTON LEONARD G	1996-08-15			
2025 GUYTON LEONARD G	1996-08-15			
2025 GUYTON LEONARD G	1996-08-15 S 1/2 NE 1/4 S9	1.423A		
2755 CR 90	1WD			
ALGER OH 45812	\$6,000			

Tax Year	2022	2023	2024	2025	2025	
Prop Cls	561	561	561	561	561	CAMA 561
Acres	1.4190	1.4230	1.4230	1.4230	1.4230	
Land100%	13860	20110	20110	20110	20110	20120
Bldg100%	78060	111090	111090	111090	111090	111090
Totl100%	91910t	131200t	131200t	131200t	131200t	131210t
Cauvl00%						
Tax Value:						
Land 35%	4850	7040	7040	7040	7040	7040
Bldg 35%	27320	38880	38880	38880	38880	38880
Totl 35%	32170t	45920t	45920t	45920t	45920t	45920t
Hmstd35%	29140	42010	42010	42010	42010	
Owner Oc	29.32	34.70	32.88	32.88	32.88	hmstd 6300 l 35710 b
Hmstd RB						
Net Tax	1219.32	1597.60	1546.68	1544.34	1544.34	
Sp-Asmnt	30.17	30.17	56.38	56.38		

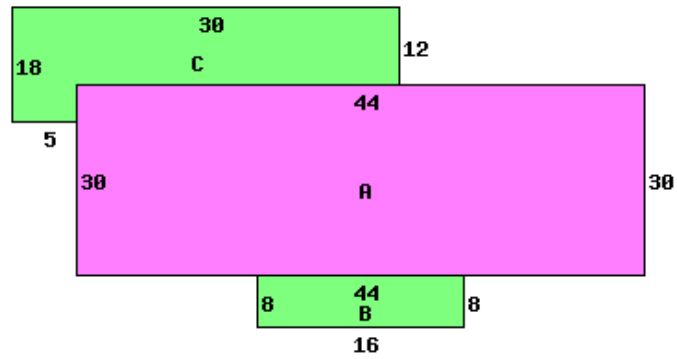
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE			
1	F/C	M		1320		a	*MAIN	
	OFF	P		128	3840	b	PORCH	
	DK	P		390	5850	c	PORCH	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
499	1	1996-08-15	GUYTON LEONARD G	1WD	6000	10600	49800
181	1	1996-05-15	GUYTON LEONARD G &	1AF *	0	10600	49800
1215	1	1993-12-10	GUYTON LEONARD G & BENJA	1CT *	0	0	60400

Year	Land	Bldg	Total	Net Tax
2021	4850	27320	32170	1291.26
2020	4850	27320	32170	1309.64

p r o j e c t		ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY			XA/2025
176	BRANSTETTER - SCIOTO			XA/2025
272	COOK DITCH - SCIOTO RIVER MA			XA/2025
910	COTTONWOOD CONSERVANCY			XA/2025
500	HARDIN COUNTY LANDFILL			XA/2025

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2755 CR 90 45812

Occupancy 4 M/H on Real Estate	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level	1320	105800
Shingle	Subtotal	105800
	Main	FRAME
	Roof	GABLE
Plaster/Drywall	X	Air Conditioning 2280
Floor/Carpet	X	Plumbing 2100
Floor/Tile-Lino	X	Extra Features 9690
Number of Rooms	4	Total Value 119870
Bedrooms	3	
Central Heat	A	PUB ELECTRIC
FORCED AIR		PRIV WATER
Central A/C	A	PRIV SEWER
Plumbing		PUB PAVED ST/RD
Standard	1	Topo: ROLLING
Extra 3 Fixture	1	Neighborhood:
		Code: 2800
		Dwl/Gar/NC% 1.2000

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Phy	Fnc	True
1 MH/REAL	1 F/C	30X44	1320	MHD 2003AV	.20		92060
2 Garage		24X32	768	C 1996AV	.60		9960 CONCRET FL ELECTRIC
3 Pole Build	M	30X56	1680	C 2001AV	.55		9070
	acres/	effective	depth	actual	effective	extended	true
homesite	frontage	frontage	depth	rate	rate	value	value
small acreage	1.0000	4.230		18000	18000	18000	18000
				5000	5000	2120	2120