MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-090004.0000 RES
013 2026

sale

2023 GUYTON LEONARD G	1996-08-15	
2024 GUYTON LEONARD G	1996-08-15	
2025 GUYTON LEONARD G	1996-08-15	
2026 GUYTON LEONARD G	1996-08-15	S 1/2 NE 1/4 S9 1.423A
2755 CR 90	1WD	
	$6,000	
ALGER OH 45812		

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

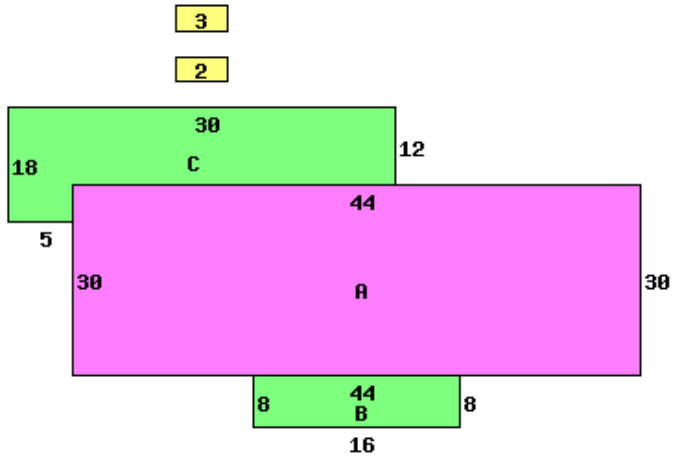
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	561	561	561	561	0	561	561	561
Acres	1.4230	1.4230	1.4230	1.4230	1.4230			
Land100%	20110	20110	20110	20110		20110	22830	22820
Bldg100%	111090	111090	111090	111090		111090	153600	153590
Totl100%	131200t	131200t	131200t	131200t		131200t	176430t	176410t
Cauv100%								
Tax Value:								
Land 35%	7040	7040	7040	7040		7040	7990	7990
Bldg 35%	38880	38880	38880	38880		38880	53760	53760
Totl 35%	45920t	45920t	45920t	45920t		45920t	61750t	61740t
Hmstd35%	42010	42010	42010	42010		42010	57830	
Owner Oc	34.70	32.88	32.88	32.88	32.88	hmstd 6300 l	35710 b	
Hmstd RB								
Net Tax	1597.60	1546.68	1544.34	1544.34	1544.34			
Sp-Asmnt	30.17	56.38	56.38	56.38				

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

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
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
2022	4850	27320	32170	1219.32
2021	4850	27320	32170	1291.26

project		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			



2755 CR 90 45812

Occupancy 4 M/H on Real Estate

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1320	105800
	Subtotal			105800
Shingle	Roof	GABLE		

B 1 2 U A

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		
		PUB ELECTRIC	
Central Heat	A	PRIV WATER	
FORCED AIR		PRIV SEWER	
Central A/C	A	PUB PAVED ST/RD	
Plumbing		Topo: ROLLING	
Standard	1		
Extra 3 Fixture	1	Neighborhood:	
		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	MH/REAL	1 F/C	30X44	1320		MHD	2003AV	95900	.20		130420		
2	Garage		24X32	768		C	1996AV	20740	.60		14100	CONCRET FL	ELECTRIC
3	Pole Build	M	30X56	1680		C	2001AV	20160	.55		9070		

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	.4230				5000	5000	2120	2120

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

28-090004.0000-v082020R