MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-090016.0000 RES
028 2026

sale

2023	STEVENS MATTHEW R	2018-09-14
2024	STEVENS MATTHEW R	2018-09-14
2025	STEVENS MATTHEW R	2018-09-14
2026	STEVENS MATTHEW R	2018-09-14 PT SE 1/4 S9 1.97A
	2650 CR 90	1SD
		$149,500
	ALGER OH 45812	

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

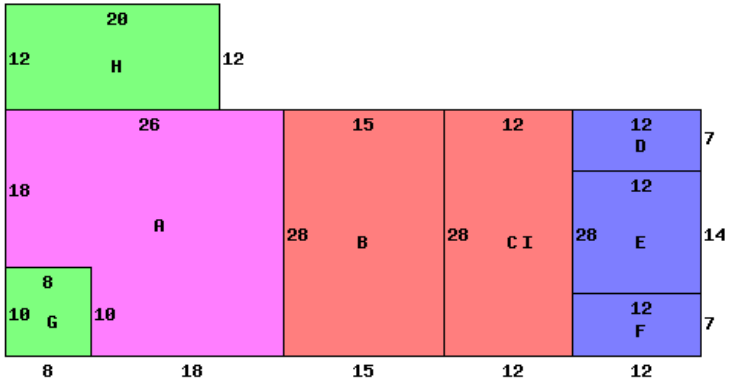
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	1.9700	1.9700	1.9700	1.9700	1.9700			
Land100%	22860	22860	22860	22860		22860	25540	25550
Bldg100%	116690	116690	116690	116690		116690	166170	166170
Totl100%	139540t	139540t	139540t	139540t		139540t	191710t	191720t
Cauv100%								
Tax Value:								
Land 35%	8000	8000	8000	8000		8000	8940	8940
Bldg 35%	40840	40840	40840	40840		40840	58160	58160
Totl 35%	48840t	48840t	48840t	48840t		48840t	67100t	67100t
Hmstd35%			47360	47360		47360	65410	
Owner Oc			37.06	37.06	37.06	hmstd 6300 l	41060 b	
Hmstd RB								
Net Tax	1736.10	1680.00	1640.46	1640.46	1640.46			
Sp-Asmnt	27.48	56.73	56.73	56.73				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		648		a	*MAIN
1 B	F	A		420		b	ADDTN
1	F	A		336		c	ADDTN
	BAS	G		84	1200	d	GRAGE
F	BAS	G		168	1200	e	GRAGE
	BAS	G		84	1200	f	GRAGE
	OFP	P		80	2400	g	PORCH
	DK	P		240	3600	h	PORCH
	BAS	G		336	1200	i	GRAGE

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
446	1	2018-09-14	STEVENS MATTHEW R	1SD		149500	14910	74200
428	1	2017-09-05	MICHAEL HURLEY LLC	1WD		22000	13400	67290
318	1	2017-07-07	BENEFICIAL FINANCIAL I IN	1SH		59000	13400	67290
929	1	1990-11-19		1UN	*	0	0	56800
179	0	1986-03-18			*	43500	0	62400

Year	Land	Bldg	Total	Net Tax
2022	5430	33290	38720	1502.86
2021	5430	33290	38720	1591.60

project			ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2025			
176	BRANSTETTER - SCIOTO	XA/2025			
910	COTTONWOOD CONSERVANCY	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			



2650 CR 90 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1404	111000
	Full Upper	FRAME	168	17820
	Basement		420	8070
	Subtotal			136890
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X X	108 sq ft	Basement Finish	1380
Panelled Wall	X		Fireplaces	4000
Floor/Hardwood	X X		Heating	-1960
Floor/Tile-Lino	L		Plumbing	2100
Number of Rooms	1 3 4		Garages and Carports	4800
Bedrooms	4		Extra Features	6000
			Total Value	153210
Fireplace				
Openings	2		PUB ELECTRIC	
Stacks	2		PRIV WATER	
Plumbing			PRIV SEWER	
Standard	1		PUB PAVED ST/RD	
Extra 2 Fixture	1			
Extra 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	DWELLING	1 F/C		1680		C+	1961AV	168530	.42		166170

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	.9700				5000	5000	4850	4850

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

28-090016.0000-v082020R