

MARION TWP
UPPER SCIOTO SD

00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-090016.0000
028

RES
2025

sale

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

2022	STEVENS MATTHEW R	2018-09-14	
2023	STEVENS MATTHEW R	2018-09-14	
2024	STEVENS MATTHEW R	2018-09-14	
2025	STEVENS MATTHEW R	2018-09-14	PT SE 1/4 S9 1.97A
	2650 CR 90	1SD	
	ALGER OH 45812	\$149,500	

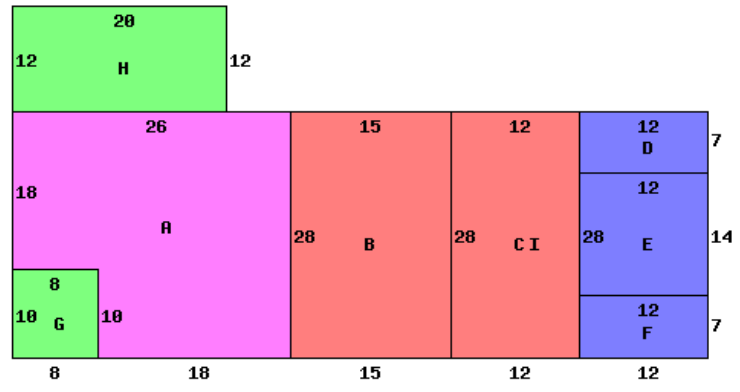
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	1.9700	1.9700	1.9700	1.9700	
Land100%	15510	22860	22860	22860	22850
Bldg100%	95110	116690	116690	116690	117300
Totl100%	110630t	139540t	139540t	139540t	140150t
Cauv100%					
Tax Value:					
Land 35%	5430	8000	8000	8000	8000
Bldg 35%	33290	40840	40840	40840	41060
Totl 35%	38720t	48840t	48840t	48840t	49050t
Hmstd35%				47360	
Owner Oc				37.06	
Hmstd RB					hmstd 6300 l 41060 b
Net Tax	1502.86	1736.10	1680.00	1640.46	
Sp-Asmnt	27.48	27.48	56.73	56.73	

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

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	LWD	22000	13400	67290
318	1	2017-07-07	BENEFICIAL FINANCIAL I	1SH	59000	13400	67290
929	1	1990-11-19		LUN *	0	0	56800
179	0	1986-03-18			43500	0	62400

Year	Land	Bldg	Total	Net Tax
2021	5430	33290	38720	1591.60
2020	5430	33290	38720	1614.24

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	
Story Height 1	Sq-Ft	Value
Floor Level		
	Main	FRAME
	Full Upper	FRAME
	Basement	
	Subtotal	136890
Shingle	Roof	GABLE
	B 1 2 U A	
Plaster/Drywall	X X	108 sq ft
Panelled Wall	X	
Floor/Hardwood	X X	
Floor/Tile-Lino	L	
Number of Rooms	1 3 4	
Bedrooms	4	
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%	1.2000

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C		1680		C+	1961AV	168530	.42		117300
	acres/	effective	depth	actual	effective	extended	true			
homesite	1.0000	frontage	depth	rate	rate	value	value			
small acreage	.9700		factor	5000	5000	4850	4850			