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

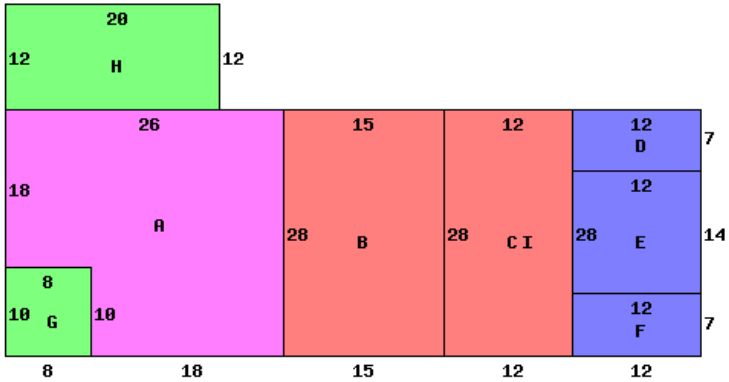
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
|---|---|---|---|---|---|---|---|---|
| Prop Cls | 511 | 511 | 511 | 511 | 0 | 511 | 511 | 511 |
| Acres | 1.9700 | 1.9700 | 1.9700 | 1.9700 | 1.9700 | | | |
| Land100% | 22860 | 22860 | 22860 | 22860 | | 22860 | 25540 | 25550 |
| Bldg100% | 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: