

MARION TWP
UPPER SCIOTO SD

00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-090042.0000
030

RES
2025

sale

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

2022 HALE SEAN A	2018-02-02
2023 HALE SEAN A	2018-02-02
2024 NELSON JACOB A & SHEL	2023-11-01
2025 NELSON JACOB A & SHELBY	2023-11-01 PT N1/2 NE1/4 SW1/4 S9
2406 CR 90	1SD 1.25A
ALGER OH 45812	\$55,000

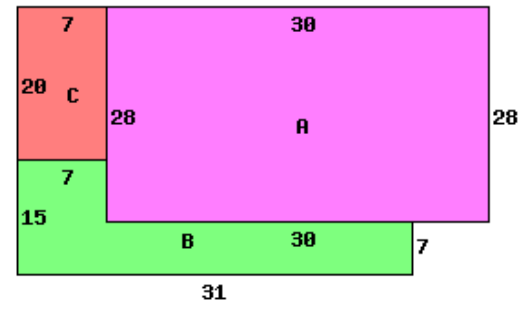
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	1.2500	1.2500	1.2500	1.2500	
Land100%	13340	19260	19260	19260	19250
Bldg100%	76910	93340	93340	93340	93340
Totl100%	90260t	112600t	112600t	112600t	112590t
Cauv100%					
Tax Value:					
Land 35%	4670	6740	6740	6740	6740
Bldg 35%	26920	32670	32670	32670	32670
Totl 35%	31590t	39410t	39410t	39410t	39410t
Hmstd35%				38050	
Owner Oc				29.78	
Hmstd RB					hmstd 6300 l 31750 b
Net Tax	1226.12	1400.88	1355.64	1323.84	
Sp-Asmnt	27.08	27.08	53.03	53.03	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	F/C	M		840			
1	OFF	P		273	8190	b	PORCH
	F/C	A		140		c	ADDTN

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
478	1	2023-11-01	NELSON JACOB A & SHELBY L	1SD	55000	13340	76910
32	1	2018-02-02	HALE SEAN A	LWD *	0	12740	61830
491	1	2017-11-08	SECRETARY OF HOUSING & UR	LWD *	0	11260	57860
411	1	2017-08-25	MIDFIRST BANK	LSH	52592	11260	57860
521	1	1999-09-07	HARP MARLON E	LWD	75000	8140	48260
148	1	1995-02-27	RETTIG KELLY A & KANDI L	LWD	61500	0	52230
638	2	1988-08-12		2WD	48500	0	37310

Year	Land	Bldg	Total	Net Tax
2021	4670	26920	31590	1298.52
2020	4670	26920	31590	1317.00

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



2406 CR 90 45812

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 2	Sq-Ft	Value
Floor Level	Main	FRAME 980 102880
	Full Upper	FRAME 840 59620
	Subtotal	162500
Shingle	Roof	HIP
B 1 2 U A		
Plaster/Drywall	D D	Fireplaces 2000
Floor/Carpet	X X	Extra Features 8190
Floor/Tile-Lino	X X	Total Value 172690
Number of Rooms	5 4	
Bedrooms	2	
Fireplace		PUB ELECTRIC
Openings	1	PRIV WATER
Stacks	1	PRIV SEWER
Central Heat	A	PUB PAVED ST/RD
FORCED AIR		Neighborhood:
Plumbing		Code: 2800
Standard	1	Dwl/Gar/NC% 1.2000

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 F/C	1820		C-	1925AV	155420	.55	Dpr	83930
2 Garage		24X28 672		C	OLD/AV	16130	.65	Dpr	6770
3 WELL HOUS	*NV CB 0	10X12 120			OLD/FR	0			0
4 Shed	*NV	8X10 0			OLD/	0			0
5 P	DK	16X20 320		C	2010FR	4800	.45		2640
homesite	1.0000	effective	depth	actual	effective	extended	true		
small acreage	.2500	frontage	depth	rate	rate	value	value		
				18000	18000	18000	18000		
				5000	5000	1250	1250		