MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-100002.0000 RES
Q17 2025

sale

2022 MINICH JASON W & URSU	2010-12-07	
2023 MINICH JASON W & URSU	2010-12-07	
2024 MINICH JASON W & URSU	2010-12-07	
2025 MINICH JASON W & URSULA	2010-12-07 PT S2 SW4 NW4 S10	
3131 CR 90	1EX 6.591A	
	$220,000	
ALGER OH 45812		

Eff Rate: 42.84 38.85 37.53 37.48 a/r

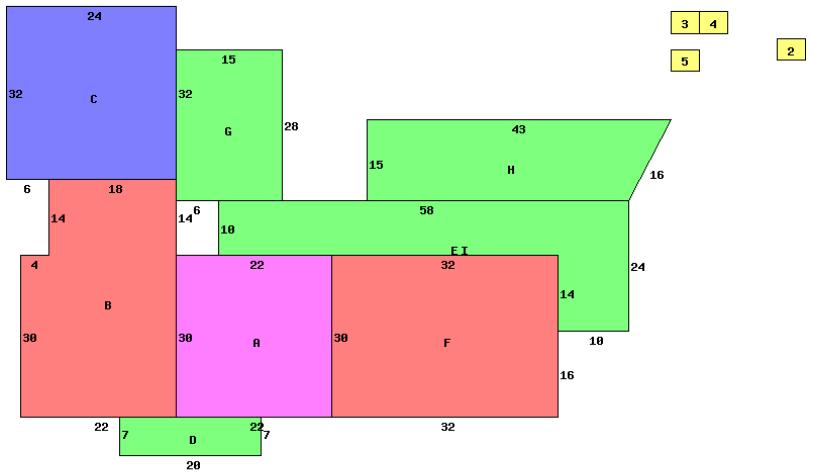
	2022	2023	2024	2025	
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	9.5710	9.5710	9.5710	6.5910	
Land100%	35600	56370	41460	35970	35970
Bldg100%	172430	222570	222570	222570	222560
Totl100%	208030t	278940t	264030t	258540t	258530t
Cauv100%	43540	43540	43540	43540	
Tax Value:					
Land 35%	12460	19730	14510	12590	12590
Bldg 35%	60350	77900	77900	77900	77900
Totl 35%	72810t	97630t	92410t	90490t	90490t
Hmstd35%	64760	84200	84200	71980	
Owner Oc	65.18	69.54	65.88	56.34	hmstd 6300 l 65680 b
Hmstd RB					
Net Tax	2760.84	3400.88	3112.84	3051.72	
Sp-Asmnt	39.14	42.90	87.32	87.32	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 BA	F	M		660		a	*MAIN
1 B	F	A		912		b	ADDTN
	F3	G		768	18430	c	GRAGE
	OFP	P		140	4200	d	PORCH
	DK	P		720	10800	e	PORCH
1 B	F	A		960		f	ADDTN
	PAT	P		420	1260	g	PORCH
	PAT	P		600	1800	h	PORCH
	PAT	P		720	2160	i	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
566	1	2010-12-07	MINICH JASON W & URSULA C	1EX	220000	44400	167000
679	1	2006-11-06	MORGAN VICKI M	1WD	185000	102370	165690
432	1	2006-07-12	HIGHLAWN FARMS FAMILY LT	1WD	185000	102370	165690
128	1	1999-04-05	GREEN MAX E TRUSTEE UNDE	1QC *	0	62260	117460
711	1	1989-08-18		1WD	60000	0	75710

Year	Land	Bldg	Total	Net Tax
2021	12460	60350	72810	2923.78
2020	12460	60350	72810	2965.38

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



3131 CR 90 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	2532	164180
	Qtr Story	FRAME	660	2830
	Basement		2532	46540
	Subtotal			213550
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall		X	X	660 sq ft	Attic Finish 10940
Unfinished Wall	X				Fireplaces 2000
Floor/Carpet		X	X		Plumbing 2100
Number of Rooms	1	3	2		Garages and Carports 18430
Bedrooms			2		Extra Features 20220
					Total Value 267240
Fireplace					
Openings	1				PUB ELECTRIC
Stacks	1				PRIV WATER
Central Heat		A			PRIV SEWER
HOT WATER					PUB PAVED ST/RD
Plumbing					
Standard	1				Neighborhood:
Extra 3 Fixture	1				Code: 2800
					Dwl/Gar/NC% 1.2000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 BAF		3192		C+	1991GD	293960	.24	.30	187660
2	POND	*1.61AC		0			OLD/	0			0
3	Pool	*PP		0			2020AV	0			0
4	P	OFP	20X48	960		C	2020AV	28800	.15		24480
5	P	DK		817		C	2020AV	12260	.15		10420

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				18000	18000	18000	18000
road	.9000							
small acreage	4.6910				5000	3830	17970	17970

Call Back: Sign: PSN Date: 2015-07-06 Lister:

28-100002.0000-v082020R