MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-100002.0000 RES
Q17 2026

sale

2023	MINICH JASON W & URSU	2010-12-07
2024	MINICH JASON W & URSU	2010-12-07
2025	MINICH JASON W & URSU	2010-12-07
2026	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: – 38.85 — 37.53 — 37.48 — 37.48 — a/r

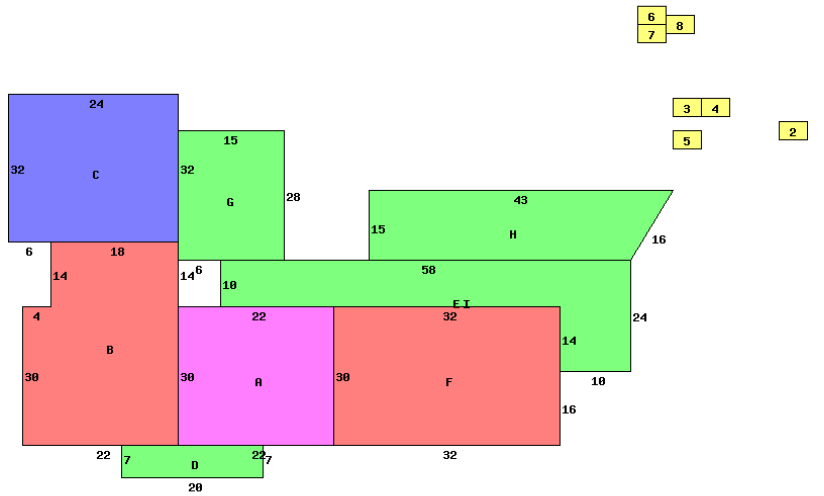
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	9.5710	9.5710	6.5910	6.5910	6.5910			
Land100%	56370	41460	35970	35970		43540	43540	38670
Bldg100%	222570	222570	222570	222570		222570	337310	337300
Totl100%	278940t	264030t	258540t	258540t		266110t	380860t	375970t
Cauv100%	43540	43540	43540	43540		43540	43540	
Tax Value:								
Land 35%	19730	14510	12590	12590		12590	13530	13530
Bldg 35%	77900	77900	77900	77900		77900	118060	118050
Totl 35%	97630t	92410t	90490t	90490t		90490t	131590t	131590t
Hmstd35%	84200	84200	71980	71980		71980	100300	
Owner Oc	69.54	65.88	56.34	56.34	56.34	hmstd 6300 l	65680 b	
Hmstd RB								
Net Tax	3400.88	3112.84	3051.72	3051.72	3051.72			
Sp-Asmnt	42.90	87.32	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
2022	12460	60350	72810	2760.84
2021	12460	60350	72810	2923.78

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% 1.7000

	Bldg	Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING		1 BAF		3192		C+	1991GD	293960	.24	.30	265860
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
6	Shed			20X30	600		B	2025AV	9360	.05		8890
7	P	OFP		20X30	600		C	2025AV	18000	.05		17100
8	P	DK			740		C	2025AV	11100	.05		10550

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
road	.9000							
small acreage	4.6910				5000	3830	17970	17970

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

28-100002.0000-v082020R