

MARION TWP  
UPPER SCIOTO SD

00270

Hardin County, Ohio  
Michael T. Bacon, Auditor

28-100029.0000  
Q05

RES  
2025

sale

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

2022 NICHOLS ALAN R	2017-10-23
2023 NICHOLS ALAN R	2017-10-23
2024 NICHOLS ALAN R	2017-10-23
2025 NICHOLS ALAN R	2017-10-23 PT NE 1/4 S10 1.00A
3768 CR 80	LWD
ALGER OH 45812	\$80,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	1.0000	1.0000	1.0000	1.0000	18000
Land100%	12600	18000	18000	18000	18000
Bldg100%	102770	118230	118230	118230	118240
Totl100%	115370t	136230t	136230t	136230t	136240t
Cauv100%					
Tax Value:					
Land 35%	4410	6300	6300	6300	6300
Bldg 35%	35970	41380	41380	41380	41380
Totl 35%	40380t	47680t	47680t	47680t	47680t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1567.28	1694.86	1640.08	1637.66	
Sp-Asmnt	24.00	24.00	21.00	29.56	

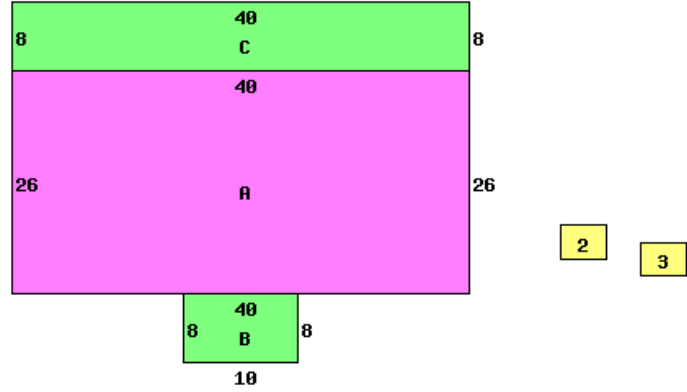
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	A	F/C	M	1040			
		OFF	P	80	2400	b	PORCH
		OFF	P	320	9600	c	PORCH

gas fireplace  
L/C Blake Davis 4-1-2025 \$65,144.00

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
522	1	2017-10-23	NICHOLS ALAN R	LWD	80000	10510	83400
311	1	2017-06-30	VAN DEURZEN ANTONIUS	LWD	53000	10510	83400
360	1	2010-07-23	ERBE JOSEPH	LWD *	86000	10490	98490
460	1	2007-11-19	HALL KAREN K	LCT *	0	9910	97710

Year	Land	Bldg	Total	Net Tax
2021	4410	35970	40380	1659.84
2020	4410	35970	40380	1683.44

project	ben acres	%	factor
110 HOG CREEK MAINLINE - HOG CR.			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025
121 TIGHE - HOG CREEK			XA/2025
577 OTTAWA RIVER PROJECT MAINT			XA/2021
350 LONAS-HOG CREEK			XA/2025



3768 CR 80 45812

Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	1	Sq-Ft Value
Floor Level	Main	FRAME 1040 104680
	Qtr Story	FRAME 1040 4060
	Subtotal	108740
Shingle	Roof	GABLE
Plaster/Drywall	D	D 1040 sq ft Attic Finish 16220
Floor/Pine	X	X Air Conditioning 3640
Number of Rooms	5	1 Extra Features 12800
Bedrooms	2	1 Total Value 141400
Central Heat	A	PUB ELECTRIC
FORCED AIR		PRIV WATER
Central A/C	A	PRIV SEWER
Plumbing		PUB PAVED ST/RD
Standard	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 AF/C		2080		C-	1981GD	127260	.28		109950
2 Garage		24X30	720		C	1985GD	17280	.60		8290
3 Shed	*NV		0			OLD/	0			0
homesite	1.0000	effective	depth	depth	actual	effective	extended	true		
		frontage	depth	factor	rate	rate	value	value		
		1.0000			18000	18000	18000	18000		