MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-100029.0000 RES
Q05 2025

sale

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	1WD
		$80,000
	ALGER OH 45812	

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

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

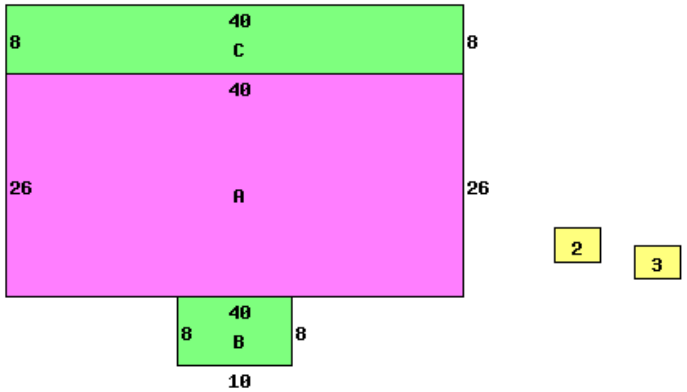
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 A	F/C	M		1040		a	*MAIN
	OFP	P		80	2400	b	PORCH
	OFP	P		320	9600	c	PORCH

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	1WD	80000	10510	83400
311	1	2017-06-30	VAN DEURZEN ANTONIUS	1WD	53000	10510	83400
360	1	2010-07-23	ERBE JOSEPH	1WD *	86000	10490	98490
460	1	2007-11-19	HALL KAREN K	1CT *	0	9910	97710

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

p r o j e c t		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

Story Height 1
Floor Level

			*DWELLING COMPUTATIONS Sq-Ft	Value
Main	FRAME		1040	104680
Qtr Story	FRAME		1040	4060
Subtotal				108740
Roof	GABLE			

Shingle B 1 2 U A

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 FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
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

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				18000	18000	18000	18000

Call Back: Sign: PSN Date: 2015-07-06 Lister: 28-100029.0000-v082020R