MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-100029.0000 RES
Q05 2026

sale

2023 NICHOLS ALAN R	2017-10-23	
2024 NICHOLS ALAN R	2017-10-23	
2025 NICHOLS ALAN R	2017-10-23	
2026 NICHOLS ALAN R	2017-10-23 PT NE 1/4 S10 1.00A	
3768 CR 80	1WD	
	$80,000	
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	1.0000	1.0000	1.0000	1.0000	1.0000			
Land100%	18000	18000	18000	18000		18000	20710	20700
Bldg100%	118230	118230	118230	118230		118230	167510	167520
Totl100%	136230t	136230t	136230t	136230t		136230t	188230t	188220t
Cauv100%								
Tax Value:								
Land 35%	6300	6300	6300	6300		6300	7250	7240
Bldg 35%	41380	41380	41380	41380		41380	58630	58630
Totl 35%	47680t	47680t	47680t	47680t		47680t	65880t	65880t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1694.86	1640.08	1637.66	1637.66	1637.66			
Sp-Asmnt	24.00	21.00	29.56	29.56				

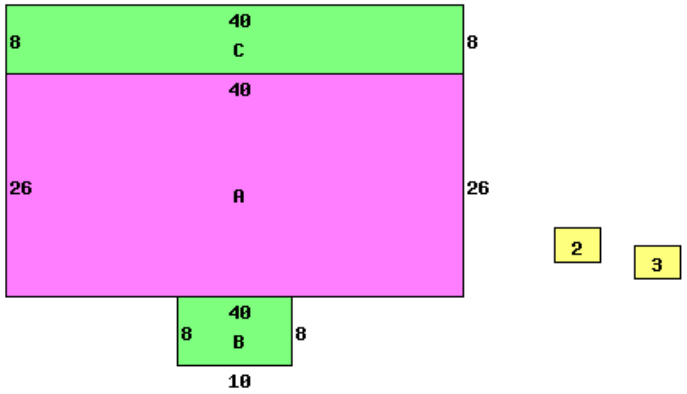
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 A	F/C	M		1040		a	*MAIN
	OFP	P		80	2400	b	PORCH
	OFP	P		320	9600	c	PORCH

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
2022	4410	35970	40380	1567.28
2021	4410	35970	40380	1659.84

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

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1040	104680
	Qtr Story	FRAME	1040	4060
	Subtotal			108740
Shingle	Roof	GABLE		

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%	1.7000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 AF/C		2080		C-	1981GD	127260	.28		155770
2	Garage		24X30	720		C	1985GD	17280	.60		11750
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				20700	20700	20700	20700

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

28-100029.0000-v082020R