

MARION TWP
UPPER SCIOTO SD

00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-100039.0000
Q15

RES
2025

sale

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

2022 VOISARD AUDREY	2021-07-02
2023 VOISARD AUDREY	2021-07-02
2024 VOISARD AUDREY	2021-07-02
2025 VOISARD AUDREY	2021-07-02 PT W2 NW4 NW4 S10 2.033A
7244 CR 45	2QC SEE PCL 28-100039.01 FOR
ALGER OH 45812	\$0 REST OF SPECIAL ASSESMEN

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	2.0330	2.0330	2.0330	2.0330	
Land100%	15400	22660	22660	22660	22670
Bldg100%	239540	272570	272570	272570	272560
Totl100%	254940t	295230t	295230t	295230t	295230t
Cauvl00%	16370	16370	16370	16370	
Tax Value:					
Land 35%	5390	7930	7930	7930	7930
Bldg 35%	83840	95400	95400	95400	95400
Totl 35%	89230t	103330t	103330t	103330t	103330t
Hmstd35%	86030	98970	98970	98970	
Owner Oc	86.60	81.74	77.44	77.46	
Hmstd RB					
Net Tax	3376.72	3591.28	3476.92	3471.62	
Sp-Asmnt	29.05	29.05	40.34	43.34	

Orig Tax Year 2002
Parent: 28-100001.0000

hmstd 6300 l 92670 b

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		2053		a	*MAIN
	OPF	P		230	6900	b	PORCH
	F	G		625	15000	c	GRAGE
1	OPF	P		182	5460	d	PORCH
	F/C	A		160		e	ADDTN
	STP	P		12	50	f	PORCH

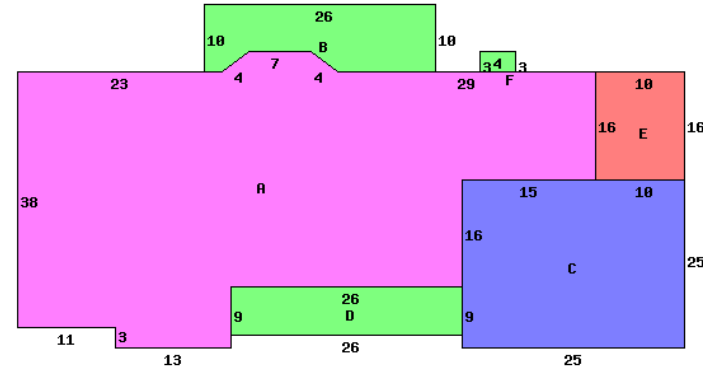
gas fireplace
the other acre of land is farmed with the large farm they own.

2

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
295	2	2021-07-02	VOISARD AUDREY	2QC *	0	15400	239540
213	2	2017-05-15	HOLLON JAMES E & NANCY K	2SD *	0	13660	179660
25	1	2001-01-17	HOLLON JAMES E & NANCY K	1WD *	0	0	0

Year	Land	Bldg	Total	Net Tax
2021	5390	83840	89230	3576.00
2020	5390	83840	89230	3626.92

project	ben acres	/	%	factor
500 HARDIN COUNTY LANDFILL				XA/2025
107 GRASS RUN #933 - HOG CREEK				XA/2025
110 HOG CREEK MAINLINE - HOG CR.				XA/2025
577 OTTAWA RIVER PROJECT MAINT				XA/2021
902 MAIN DISTRICT CONSERVANCY				XA/2025
910 COTTONWOOD CONSERVANCY				XA/2025



7244 CR 45 45812

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	2213 148160
	Basement		2053 37840
	Subtotal		186000
Shingle	Roof	HIP	
Plaster/Drywall	D D	375 sq ft	Basement Finish 4190
Unfinished Wall	X		Air Conditioning 3870
Floor/Carpet	X X		Plumbing 3500
Floor/Concrete	X		Garages and Carports 15000
Floor/Tile-Lino	X		Extra Features 14450
Number of Rooms	2 7		Total Value 227010
Bedrooms	3		
Central Heat	A		PUB ELECTRIC
FORCED AIR			PRIV WATER
Central A/C	A		PRIV SEWER
Plumbing			PUB PAVED ST/RD
Standard	1		Topo: ROLLING
Extra 3 Fixture	1		Neighborhood:
Extra 2 Fixture	1		Code: 2800
			Dwl/Gar/NC% 1.2000

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B F		2588		B-	2001GD	272410	.19		264780
2 Pole Build		30X48	1440		C	2001AV	17280	.55		7780
homesite	acres/	effective	depth	actual	effective	extended	true			
small acreage	frontage	frontage	depth	rate	rate	value	value			
road	1.0000			18000	18000	18000	18000			
	.9330			5000	5000	4670	4670			
	.1000									

Call Back:

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

28-100039.0000-v082020R