

MARION TWP  
UPPER SCIOTO SD

Hardin County, Ohio  
Michael T. Bacon, Auditor

28-100039.0000  
Q15

RES  
2025

00270

sale

|                     |                                     |
|---------------------|-------------------------------------|
| 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        |

Orig Tax Year 2002  
Parent: 28-100001.0000

|            |         |         |         |         |                      |
|------------|---------|---------|---------|---------|----------------------|
| Eff Rate:- | 42.84   | 38.85   | 37.53   | 37.48   | a/r                  |
| 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              |
| Cauv100%   | 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 0c   | 86.60   | 81.74   | 77.44   | 77.46   | hmstd 6300 l 92670 b |
| Hmstd RB   |         |         |         |         |                      |
| Net Tax    | 3376.72 | 3591.28 | 3476.92 | 3471.62 |                      |
| Sp-Asmnt   | 29.05   | 29.05   | 40.34   | 43.34   |                      |

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

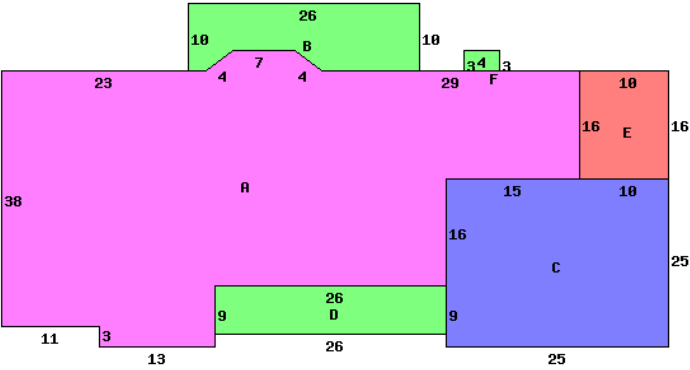
gas fireplace  
the other acre of land is farmed with the large farm they own.

| 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 |

| p r o j e c t |                              | 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               |           | 2213                   | 148160                     |
|                           |           | 2053                   | 37840                      |
|                           |           |                        | 186000                     |
| Shingle                   |           | HIP                    |                            |
|                           | B 1 2 U A |                        |                            |
| 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    | 30X48     | 2588   | Rate   | B-        | 2001GD    | 272410  | Dpr | Dpr | Value  |
| 2 Pole Build  |          |           | 1440   |        | C         | 2001AV    | 17280   | .19 |     | 264780 |
|               |          |           |        |        |           |           |         | .55 |     | 7780   |
| homesite      | acres/   | effective | depth  | actual | effective | extended  | true    |     |     |        |
| small acreage | frontage | frontage  | depth  | rate   | rate      | value     | value   |     |     |        |
| road          | .9330    |           | factor | 18000  | 18000     | 18000     | 18000   |     |     |        |
|               | .1000    |           |        | 5000   | 5000      | 4670      | 4670    |     |     |        |