

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
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 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

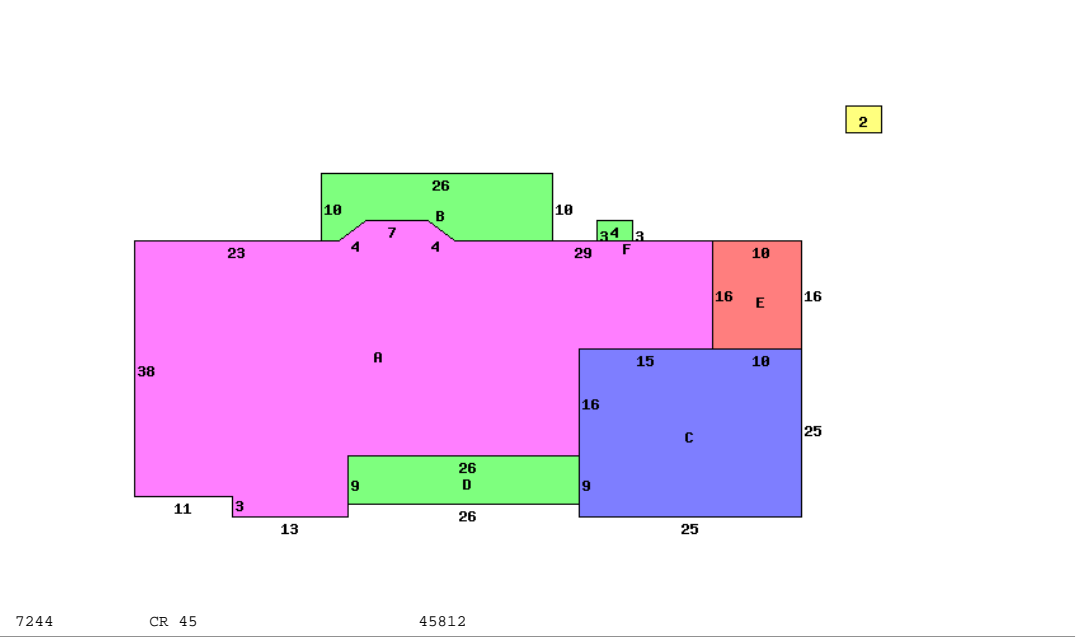
gas fireplace  
the other acre of land is farmed with the large farm they own.

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		.9330	1.0000			5000	18000	18000		18000
		.1000					5000	4670		4670

Call Back:		Sign: PSN Date: 2015-07-06		Lister:		28-100039.0000-v082020R	
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