MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-100039.0000 RES
Q15 2026

sale

2023 VOISARD AUDREY	2021-07-02	
2024 VOISARD AUDREY	2021-07-02	
2025 VOISARD AUDREY	2021-07-02	
2026 VOISARD AUDREY	2021-07-02 PT W2 NW4 NW4 S10 2.033A	
7244 CR 45	2QC SEE PCL 28-100039.01 FOR	
	$0 REST OF SPECIAL ASSESSMEN	
ALGER OH 45812		

Orig Tax Year 2002
Parent: 28-100001.0000

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	2.0330	2.0330	2.0330	2.0330	2.0330			
Land100%	22660	22660	22660	22660		16370	16370	25370
Bldg100%	272570	272570	272570	272570		272570	382890	382890
Totl100%	295230t	295230t	295230t	295230t		288940t	399260t	408260t
Cauv100%	16370	16370	16370	16370		16370	16370	
Tax Value:								
Land 35%	7930	7930	7930	7930		7930	8880	8880
Bldg 35%	95400	95400	95400	95400		95400	134010	134010
Totl 35%	103330t	103330t	103330t	103330t		103330t	142890t	142890t
Hmstd35%	98970	98970	98970	98970		98970	138540	
Owner Oc	81.74	77.44	77.46	77.46	77.46	hmstd 6300 l	92670 b	
Hmstd RB								
Net Tax	3591.28	3476.92	3471.62	3471.62	3471.62			
Sp-Asmnt	29.05	40.34	43.34	43.34				

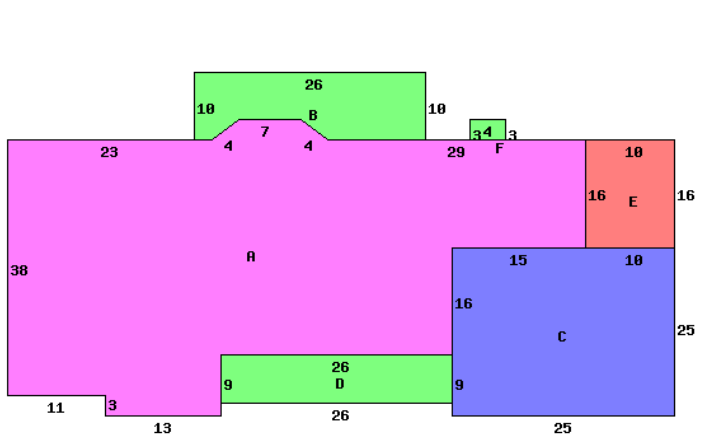
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		2053		a	*MAIN
	OFP	P		230	6900	b	PORCH
	F	G		625	15000	c	GRAGE
	OFP	P		182	5460	d	PORCH
1	F/C	A		160		e	ADDTN
	STP	P		12	50	f	PORCH

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

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
2022	5390	83840	89230	3376.72
2021	5390	83840	89230	3576.00

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

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	2213	148160
	Basement		2053	37840
	Subtotal			186000
Shingle	Roof	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			
			PUB ELECTRIC	
Central Heat	A		PRIV WATER	
FORCED AIR			PRIV SEWER	
Central A/C	A		PUB PAVED ST/RD	
Plumbing			Topo: ROLLING	
Standard	1			
Extra 3 Fixture	1		Neighborhood:	
Extra 2 Fixture	1		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 B F		2588		B-	2001GD	272410	.19		375110
2	Pole Build		30X48	1440		C	2001AV	17280	.55		7780

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	.9330				5000	5000	4670	4670
road	.1000							

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