MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-120024.0000 RES
U27 2026

## sale

| | | |
|---|---|---|
| 2023 | CORWIN NEAL C & TAMMY | 1999-07-28 |
| 2024 | CORWIN NEAL C & TAMMY | 1999-07-28 |
| 2025 | CORWIN NEAL C & TAMMY | 1999-07-28 |
| 2026 | CORWIN NEAL C & TAMMY L | 1999-07-28 PT SW 1/4 S12 1.00A |
| | 5071 CR 90 | 2ED |
| | | $55,000 |
| | ALGER OH 45812 | |

## Eff Rate: – 38.85 — 37.53 — 37.48 — 37.48 — a/r

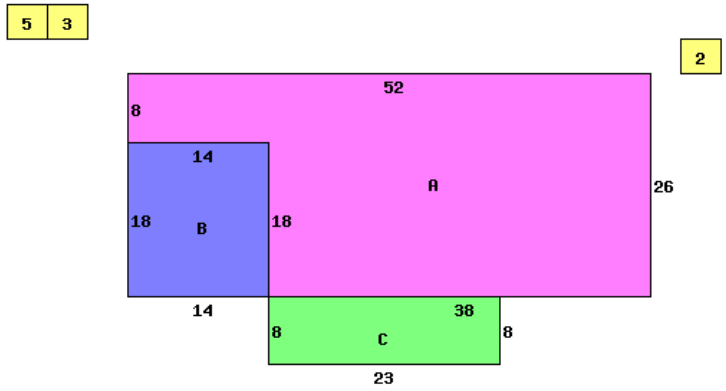
| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
| Prop Cls | 511 | 511 | 511 | 511 | 0 | 511 | 511 | 511 |
| Acres | 1.0000 | 1.0000 | 1.0000 | 1.0000 | 1.0000 | | | |
| Land100% | 18000 | 18000 | 18000 | 18000 | | 18000 | 20710 | 20700 |
| Bldg100% | 99630 | 99630 | 99630 | 99630 | | 99630 | 141170 | 141170 |
| Totl100% | 117630t | 117630t | 117630t | 117630t | | 117630t | 161890t | 161870t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 6300 | 6300 | 6300 | 6300 | | 6300 | 7250 | 7240 |
| Bldg 35% | 34870 | 34870 | 34870 | 34870 | | 34870 | 49410 | 49410 |
| Totl 35% | 41170t | 41170t | 41170t | 41170t | | 41170t | 56660t | 56650t |
| Hmstd35% | 38800 | 38800 | 38800 | 38800 | | 38800 | 53300 | |
| Owner Oc | 32.04 | 30.36 | 30.36 | 30.36 | 30.36 | hmstd 6300 l | 32500 b | |
| Hmstd RB | | | | | | | | |
| Net Tax | 1431.42 | 1385.82 | 1383.70 | 1383.70 | 1383.70 | | | |
| Sp-Asmnt | 24.68 | 37.34 | 37.34 | 37.34 | | | | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1 | F/C | M | | 1100 | | a | *MAIN |
| | F | G | | 252 | 6050 | b | GRAGE |
| | OFP | P | | 184 | 5520 | c | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|
| 725 | 2 | 1999-07-28 | CORWIN NEAL C & TAMMY L | 2ED | 55000 | 6510 | 35690 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 4410 | 29800 | 34210 | 1295.18 |
| 2021 | 4410 | 29800 | 34210 | 1371.64 |

| project | | ben acres | / % | factor |
|---|---|---|---|---|
| 902 | MAIN DISTRICT CONSERVANCY | XA/2025 | | |
| 136 | COONEY - SCIOTO | XA/2025 | | |
| 500 | HARDIN COUNTY LANDFILL | XA/2025 | | |




5071 CR 90 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1 | | | | |
| Floor Level | Main | FRAME | 1100 | 105820 |
| | Subtotal | | | 105820 |
| Shingle | Roof | HIP | | |

B 1 2 U A

| | | | |
|---|---|---|---|
| Plaster/Drywall | D | Air Conditioning | 2040 |
| Floor/Pine | X | Garages and Carports | 6050 |
| Floor/Carpet | X | Extra Features | 5520 |
| Floor/Tile-Lino | X | Total Value | 119430 |
| Number of Rooms | 5 | | |
| Bedrooms | 3 | PUB ELECTRIC | |
| | | PUB GAS | |
| Central Heat | A | PRIV WATER | |
| FORCED AIR | | PRIV SEWER | |
| Central A/C | A | PUB PAVED ST/RD | |
| Plumbing | | | |
| 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 F/C | | 1100 | | C- | 1958VG | 107490 | .28 | | 131570 |
| 2 | Garage | | 24X28 | 672 | | C | 1960AV | 16130 | .65 | | 9600 |
| 3 | Pool | *PP | | 0 | | | OLD/ | 0 | | | 0 |
| 5 | P | *PP DK | 12X16 | 112 | | | 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: 2015-07-07 Lister:

28-120024.0000-v082020R