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

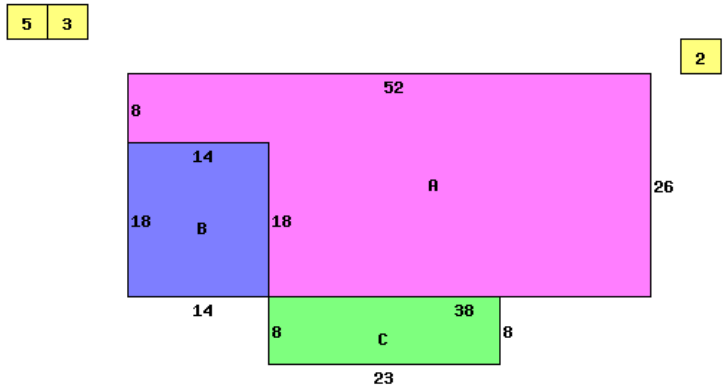
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	1.0000	1.0000	1.0000	1.0000	1.0000			
Land100%	18000	18000	18000	18000		18000	20710	20700
Bldg100%	99630	99630	99630	99630		99630	141170	141170
Totl100%	117630t	117630t	117630t	117630t		117630t	161890t	161870t
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