MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-140029.0000 RES
E53 2026

sale

2023 JOSEPH RONALD	2011-01-05	
2024 JOSEPH RONALD	2011-01-05	
2025 JOSEPH RONALD	2011-01-05	
2026 JOSEPH RONALD	2011-01-05	PT W2 SE4 S14 8.251A
4613 TR 92	8QC	
	$0	
MCGUFFEY OH 45859		

Orig Tax Year 1997
Parent: 28-140007.0000

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

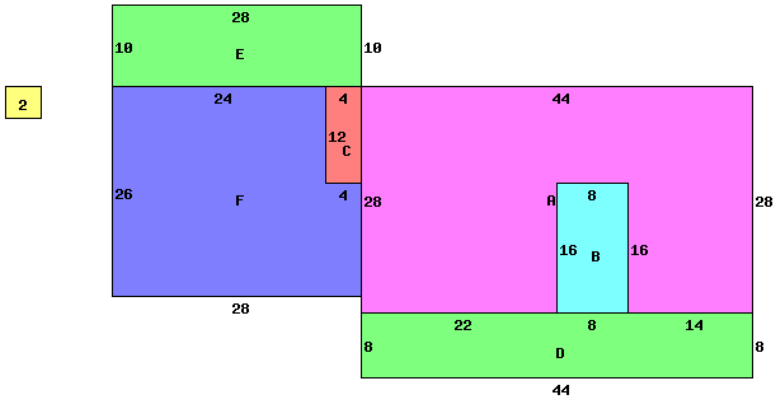
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	8.2510	8.2510	8.2510	8.2510	8.2510			
Land100%	41140	41140	41140	41140		41140	43830	43830
Bldg100%	166800	166800	166800	166800		166800	225400	225400
Totl100%	207940t	207940t	207940t	207940t		207940t	269230t	269230t
Cauv100%								
Tax Value:								
Land 35%	14400	14400	14400	14400		14400	15340	15340
Bldg 35%	58380	58380	58380	58380		58380	78890	78890
Totl 35%	72780t	72780t	72780t	72780t		72780t	94230t	94230t
Hmstd35%	55540	55540	55540	55540		55540	77000	
Owner Oc	45.86	43.46	43.46	43.46	43.46	hmstd 6300 l	49240 b	
Hmstd RB								
Net Tax	2541.22	2460.02	2456.30	2456.30	2456.30			
Sp-Asmnt	3723.23	72.68	72.68	72.68				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 Q	F/C	M		1104		a	*MAIN
	CATH	X		128		b	OTHER
1	F	A		48		c	ADDTN
	OFP	P		352	10560	d	PORCH
	PAT	P		280	840	e	PORCH
	F	G		680	16320	f	GRAGE

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
6	8	2011-01-05	JOSEPH RONALD	8QC *	0	24340	117910
552	8	1996-09-06	BURTON TONI	8ED	31000	0	0
413	2	1996-09-06	JOSEPH BRENDA	2QC *	0	0	0

Year	Land	Bldg	Total	Net Tax
2022	9260	50410	59670	2267.68
2021	9260	43600	52860	2121.60

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
910 COTTONWOOD CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



4613 TR 92 45859

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1Q				
Floor Level	Main	FRAME	1152	102060
	Qtr Story	FRAME	1104	16970
	Subtotal			119030
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	D	Air Conditioning	4000
Floor/Carpet	X	X	Plumbing	3500
Floor/Tile-Lino	X		Garages and Carports	16320
Number of Rooms	4	3	Extra Features	11400
Bedrooms	1	2	Total Value	154250
Central Heat	A		PUB ELECTRIC	
			PUB GAS	
Central A/C	A		PRIV WATER	
Plumbing			PRIV SEWER	
Standard	1		PUB PAVED ST/RD	
Extra 3 Fixture	1		Topo: LEVEL	
Extra 2 Fixture	1			
			Neighborhood:	S
			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 QF/C		1152		C	1997AV	154250	.24		199290
2	Pole Build		40X64	2560		C	2020AV	30720	.15		26110

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	7.2510				5000	3190	23130	23130

Call Back: Sign: PSN Date: 2015-04-22 Lister:

28-140029.0000-v082020R