MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-190012.0000 RES
G10 2026

sale

2023 BROWN SAMUEL	2019-08-09	
2024 BROWN SAMUEL	2019-08-09	
2025 BROWN SAMUEL	2019-08-09	
2026 BROWN SAMUEL	2019-08-09	SW 1/4 PT SE 1/4 S19
0685 TR 110	1WD	.582A
	$16,000	
ALGER OH 45812		

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

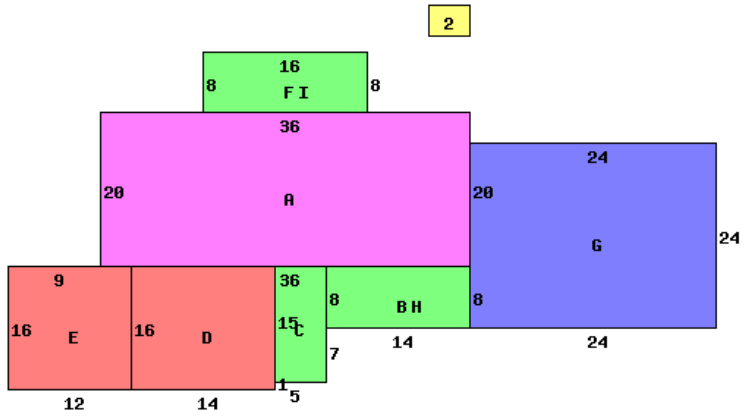
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	.5800	.5800	.5800	.5800	.5800			
Land100%	14030	14030	14030	14030		14030	16140	16150
Bldg100%	70310	70310	70310	70310		70310	99460	99450
Totl100%	84340t	84340t	84340t	84340t		84340t	115600t	115600t
Cauv100%								
Tax Value:								
Land 35%	4910	4910	4910	4910		4910	5650	5650
Bldg 35%	24610	24610	24610	24610		24610	34810	34810
Totl 35%	29520t	29520t	29520t	29520t		29520t	40460t	40460t
Hmstd35%			29380	29380		29380	40320	
Owner Oc			23.00	23.00	23.00	hmstd 4910 l	24470 b	
Hmstd RB								
Net Tax	1049.34	1015.44	990.94	990.94	990.94			
Sp-Asmnt	26.84	53.34	49.80	49.80				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		720		a	*MAIN
	RFX	P		112	1120	b	PORCH
	EFP	P		75	3000	c	PORCH
1T	F/C	A		224		d	ADDTN
1	F/C	A		192		e	ADDTN
	CAN	P		128	1020	f	PORCH
	F	G		576	13820	g	GRAGE
	PAT	P		112	340	h	PORCH
	PAT	P		128	380	i	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
339	1	2019-08-09	BROWN SAMUEL	1WD		16000	9370	46310
410	6	2007-10-18	KAISER RODNEY L ETAL	6WD	*	0	7710	40910
34	6	2001-01-23	KAISER A WAYNE ETAL	6CT	*	0	5200	29660

Year	Land	Bldg	Total	Net Tax
2022	3440	20420	23860	926.10
2021	3440	20420	23860	980.78

project			ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2025			
175	ELLIS JOINT #970 - SCIOTO RI	XA/2025			
910	COTTONWOOD CONSERVANCY	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			



0685 TR 110 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1T				
Floor Level	Main	FRAME	1136	104840
	Part Upper	FRAME	224	16840
	Subtotal			121680
Metal	Roof	GABLE		

B 1 2 U A				
Plaster/Drywall	X	X	Air Conditioning	2510
Panelled Wall	X		Garages and Carports	13820
Floor/Pine	X	X	Extra Features	5860
Floor/Carpet	X	X	Total Value	143870
Number of Rooms	3	2		
Bedrooms		2	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		1360		C-	1925AV	129480	.55		99050
2	Shed	*SV CB 0	12X15	180			OLD/AV	400			400

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	.5800				20700	20700	16150	16150

Call Back: Sign: PSN Date: 2015-04-27 Lister: