

MARION TWP
UPPER SCIOTO SD

00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-190021.0000
G01.01

RES
2025

sale

Eff Rate:- 42.84 — 38.85 — 37.53 — 37.48 — a/r

2022 CUNNINGHAM CHRISTOPHE	2021-05-26
2023 CUNNINGHAM CHRISTOPHE	2021-05-26
2024 CUNNINGHAM CHRISTOPHE	2021-05-26
2025 CUNNINGHAM CHRISTOPHER	2021-05-26 PT NE4 S19 5.40A
0595 TR 104	2WD
ALGER OH 45812	\$0

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	511	511	511	511	511	511
Acres	5.4000	5.4000	5.4000	5.4000	5.4000	
Land100%	22860	35060	35060	35060		35070
Bldg100%	155000	203110	203110	203110		203100
Totl100%	177860t	238170t	238170t	238170t		238170t

Orig Tax Year 2022
Parent: 28-190009.0000

Tax Value:	8000	12270	12270	12270		12270
Land 35%	54250	71090	71090	71090		71090
Bldg 35%	62250t	83360t	83360t	83360t		83360t
Totl 35%	49610	66040	66040	66040		
Hmstd35%	49.94	54.54	51.68	51.68	51.68	hmstd 6300 l 59740 b
Owner Oc						
Hmstd RB						
Net Tax	3020.22	2908.62	2815.76	2811.50	2811.50	
Sp-Asmnt	26.00	26.00	75.93	108.97		

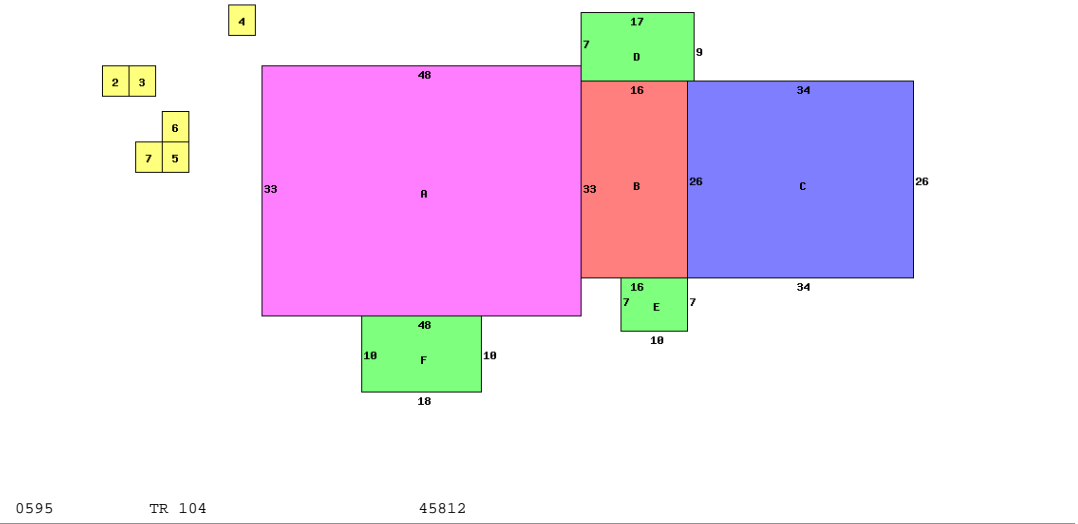
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 B	B	M		1584		b	ADDTN
1	B/C	A		416		c	GRAGE
	F3	G		884	21220	d	PORCH
	PAT	P		153	460	e	PORCH
	EMP	p		70	3150	f	PORCH
	OFF	p		180	5400		

2022 DUPL COMBINED PARCELS
281900220000 4.135A

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
231	2	2021-05-26	CUNNINGHAM CHRISTOPHER	& 2WD *	0	0	0

Year	Land	Bldg	Total	Net Tax
2021	4690	45200	49890	2050.76

P r o j e c t		ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY			XA/2025
500	HARDIN COUNTY LANDFILL			XA/2025
175	ELLIS JOINT #970 - SCIOTO RI			XA/2025
910	COTTONWOOD CONSERVANCY			XA/2025
288	SNIDER-GAST DITCH - SCIOTO R			XA/2025
326	HUSTON DITCH - SCIOTO RIVER			XA/2025



0595 TR 104 45812

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	BRICK	2000 151660
	Basement		1584 29300
	Subtotal		180960
Shingle	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	X	Fireplaces	2000
Unfinished Wall	X	Air Conditioning	3540
Floor/Pine	X	Plumbing	2100
Number of Rooms	1 7	Garages and Carports	21220
Bedrooms	3	Extra Features	9010
		Total Value	218830
Fireplace			
Openings	1		
Stacks	1		
Central Heat	A	Neighborhood:	
GAS		Code:	2800
Central A/C	A	Dwl/Gar/NC%	1.2000
Plumbing			
Standard	1		
Extra 3 Fixture	1		

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B/C	2000		C	1976AV	218830	.35		170690
2 Flat Barn		40X70	2800	D	OLD/FR	26880	.80	.50	2690
3 Lean-To		16X24	384	C	1980AV	3070	.65		1070
4 CRIB/WIRE	*SV	15X18	0		OLD/VP	200			200
5 Pole Build		48X88	4224	C	2004AV	50690	.50		25350
6 Lean-To		16X40	640	C	2004AV	5120	.50		2560
7 Lean-To		12X14	168	D	2004AV	1080	.50		540
homesite	1.0000	effective	depth	actual	effective	extended	true		
small acreage	4.3646	frontage	depth	rate	rate	value	value		
road	.0354		factor	5000	3910	17070	18000	18000	17070