MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-190021.0000 RES
G01.01 2026

sale

2023 CUNNINGHAM CHRISTOPHE	2021-05-26	
2024 CUNNINGHAM CHRISTOPHE	2021-05-26	
2025 CUNNINGHAM CHRISTOPHE	2021-05-26	
2026 CUNNINGHAM CHRISTOPHER	2021-05-26	PT NE4 S19 5.40A
0595 TR 104	2WD	
	$0	
ALGER OH 45812		

Orig Tax Year 2022
Parent: 28-190009.0000

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	5.4000	5.4000	5.4000	5.4000	5.4000			
Land100%	35060	35060	35060	35060		35060	37770	37770
Bldg100%	203110	203110	203110	203110		203110	274230	274220
Totl100%	238170t	238170t	238170t	238170t		238170t	312000t	311990t
Cauv100%								
Tax Value:								
Land 35%	12270	12270	12270	12270		12270	13220	13220
Bldg 35%	71090	71090	71090	71090		71090	95980	95980
Totl 35%	83360t	83360t	83360t	83360t		83360t	109200t	109200t
Hmstd35%	66040	66040	66040	66040		66040	91880	
Owner Oc	54.54	51.68	51.68	51.68	51.68	hmstd 6300 l	59740 b	
Hmstd RB								
Net Tax	2908.62	2815.76	2811.50	2811.50	2811.50			
Sp-Asmnt	26.00	75.93	108.97	108.97				

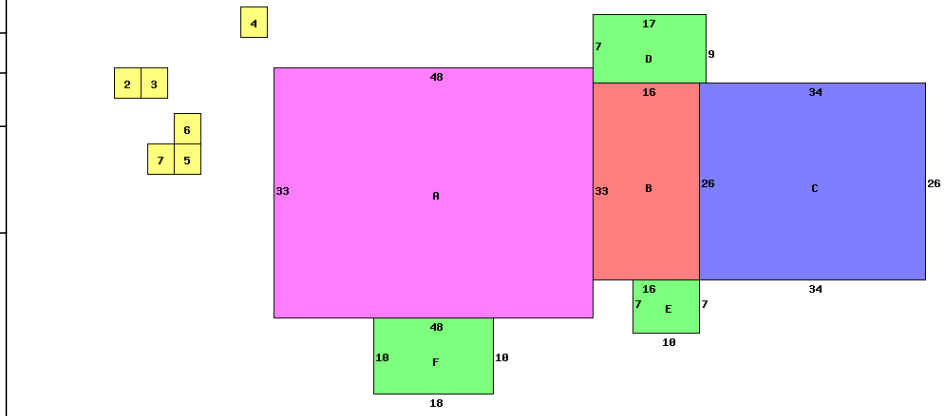
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	B	M		1584		a	*MAIN
1	B/C	A		416		b	ADDTN
	F3	G		884	21220	c	GRAGE
	PAT	P		153	460	d	PORCH
	EMP	P		70	3150	e	PORCH
	OFP	P		180	5400	f	PORCH

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
2022	8000	54250	62250	3020.22
2021	4690	45200	49890	2050.76

project		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

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	BRICK	2000	151660
	Basement		1584	29300
	Subtotal			180960
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X			
Unfinished Wall	X				
Floor/Pine		X			
Number of Rooms	1	7			
Bedrooms		3			
Fireplace					
Openings	1				
Stacks	1				
Central Heat		A			
GAS					
Central A/C		A			
Plumbing					
Standard	1				
Extra 3 Fixture	1				

Fireplaces	2000
Air Conditioning	3540
Plumbing	2100
Garages and Carports	21220
Extra Features	9010
Total Value	218830
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 B/C		2000		C	1976AV	218830	.35		241810
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

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	4.3646				5000	3910	17070	17070
road	.0354							