MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-250004.0000 RES
A03 2026

sale

2023 KARFIT SARAH L	2000-03-30	
2024 KARFIT SARAH L	2000-03-30	
2025 KARFIT SARAH L	2000-03-30	
2026 KARFIT SARAH L	2000-03-30	PT FRAC S25 3.00A
10012 CR 65	1QC	
	$0	
MCGUFFEY OH 45859		

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

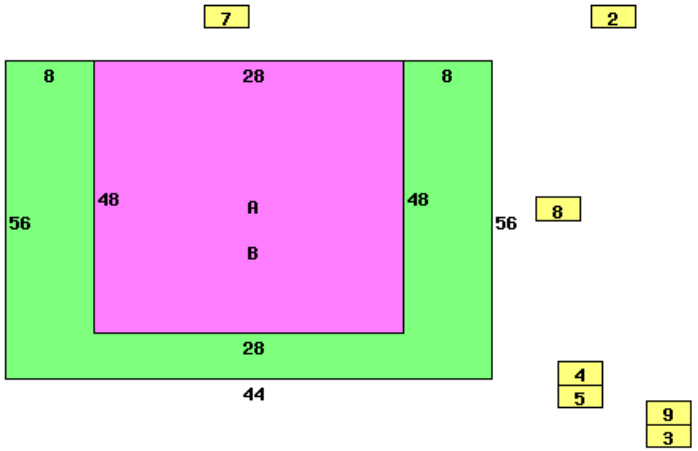
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	3.0000	3.0000	3.0000	3.0000	3.0000			
Land100%	28000	28000	28000	28000		28000	30710	30700
Bldg100%	233200	233200	233200	233200		233200	309460	309470
Totl100%	261200t	261200t	261200t	261200t		261200t	340170t	340170t
Cauv100%								
Tax Value:								
Land 35%	9800	9800	9800	9800		9800	10750	10750
Bldg 35%	81620	81620	81620	81620		81620	108310	108310
Totl 35%	91420t	91420t	91420t	91420t		91420t	119060t	119060t
Hmstd35%			51670	51670		51670	71520	
Owner Oc			40.44	40.44	40.44	hmstd 6300 l	45370 b	
Hmstd RB								
Net Tax	3249.68	3144.66	3099.58	3099.58	3099.58			
Sp-Asmnt	28.72	81.14	81.14	81.14				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	M	M		1344		a	*MAIN
	OFP	P		1120	33600	b	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
117	1	2000-03-30	KARFIT SARAH L	1QC *	0	8630	72310

Year	Land	Bldg	Total	Net Tax
2022	6510	65260	71770	2785.64
2021	6510	58490	65000	2671.86

project		ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY XA/2025			
174	WYSS DITCH - SCIOTO XA/2025			
500	HARDIN COUNTY LANDFILL XA/2025			



10012 & 10006 CR 65 45859

Occupancy 1 Single Family *DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1344	107720
	Subtotal			107720
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Air Conditioning	2330
Floor/Hardwood	X	Extra Features	33600
Floor/Carpet	X	Total Value	143650
Number of Rooms	4		
Bedrooms	1	PUB ELECTRIC	
		PRIV WATER	
Central Heat	A	PRIV SEWER	
PROPANE		PUB PAVED ST/RD	
Central A/C	A	Topo: LEVEL	
Plumbing			
Standard	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 M		1344		D	2016AV	114920	.06		183640			
2	Pole Build		24X50	1200		C	2014AV	14400	.30		10080			
3	Pole Build		28X48	1344		C	2016AV	16130	.25		12100			
4	P	*NV	10X24	280			OLD/VP	0			0			
5	Shed	*SV	24X14	672			OLD/VP	100			100			
7	Shed		12X15	180		D	1998FR	1730	.60		690			
8	Pole Build		32X24	768		C	2009AV	9220	.40		5530			
9	Pole Build		32X40	1280		C	2020AV	25470	.15		21650	ELECTRIC	LOFT	CONCRET FL

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	2.0000				5000	5000	10000	10000

Call Back: Sign: PSN Date: 2017-06-02 Lister:
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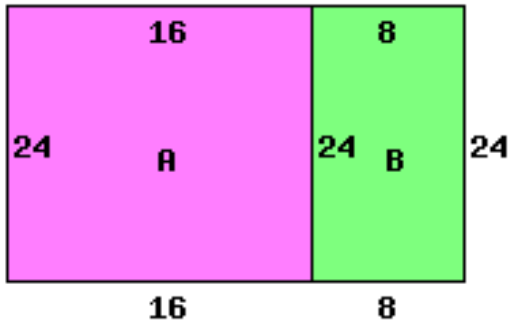
A03 2026

CAMA / Cont: 1

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	M	M		384		a	*MAIN
	OFP	P		192	5760	b	PORCH



10012 & 10006 CR 65 45859

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	384	58710
	Subtotal			58710
Metal	Roof	GABLE		
B 1 2 U A				
Plaster/Drywall	D			
Number of Rooms	1			
Plumbing				
Standard	1			

Heating	-510
Extra Features	5760
Total Value	63960

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
6	DWELLING	1 M		384		D	2009AV	51170	.13		75680

Call Back: - - - - Sign: Date: Lister: 28-250004.0000-v082020R