MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-520009.0000 RES
M34 2026

sale

2023 GAMACHE LISA A & DEAN	2017-09-26	
2024 GAMACHE LISA A & DEAN	2017-09-26	
2025 GAMACHE LISA A & DEAN	2017-09-26	
2026 GAMACHE LISA A & DEAN	2017-09-26	HARRIMANS TR 7 PT S8
1746 W PLACE ST	2SD	.395A PT VAC STREET
	$0	
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	.3950	.3950	.3950	.3950	.3950			
Land100%	9600	9600	9600	9600		9600	11030	11040
Bldg100%	89540	89540	89540	89540		89540	121660	121670
Totl100%	99140t	99140t	99140t	99140t		99140t	132690t	132710t
Cauv100%								
Tax Value:								
Land 35%	3360	3360	3360	3360		3360	3860	3860
Bldg 35%	31340	31340	31340	31340		31340	42580	42580
Totl 35%	34700t	34700t	34700t	34700t		34700t	46440t	46450t
Hmstd35%								
Owner Oc	28.66	27.16	27.16	27.16	27.16			
Hmstd RB	635.74	658.90	681.40	681.40	681.40			
Net Tax	569.06	507.56	483.28	483.28	483.28			
Sp-Asmnt	28.03	55.19	55.19	55.19				

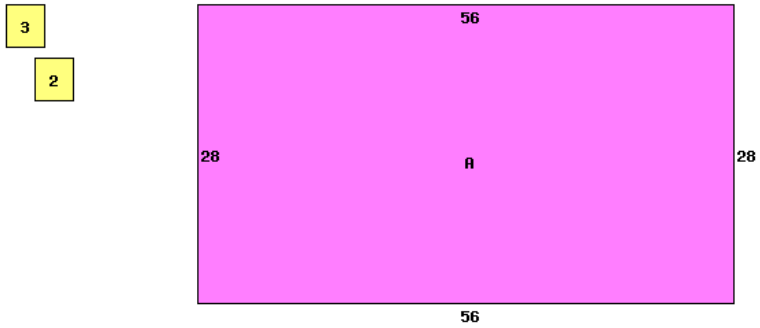
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	
1	F/C	M		1568	a	*MAIN

5-29-19 vac street was added which changed acres

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
424	2	2017-09-26	GAMACHE LISA A & DEAN	2SD	*	0	1110	0
470	2	2015-12-13	GAMACHE LISA A	2CT	*	0	6710	22570
162	1	2008-04-10	BIEDERMAN DERWIN D	1WD	*	8000	6340	27140
136	1	2008-04-10	BIEDERMAN DERWIN D	1QC	*	0	6340	27140
108	1	2008-03-18	REED WADELENE L ETAL	1CT	*	0	6340	27140

Year	Land	Bldg	Total	Net Tax
2022	2820	28300	31120	845.74
2021	2820	28300	31120	895.62

project			ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2025			
150	NEWLAND - SCIOTO	XA/2025			
171	COTTONWOOD JT. DITCH #958 -	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			
910	COTTONWOOD CONSERVANCY	XA/2025			



1746 W PLACE ST 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1568	123200
	Subtotal			123200
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Air Conditioning	2780
Floor/Carpet	X	Plumbing	2100
Number of Rooms	5	Total Value	128080
Bedrooms	3		
		PUB ELECTRIC	
Central Heat	A	PUB GAS	
		PUB WATER	
Central A/C	A	PUB SEWER	
Plumbing		PUB PAVED ST/RD	
Standard	1	Topo: LOW	
Extra 3 Fixture	1	Topo: SWAMPY	
		Neighborhood:	
		Code:	2900
		Dwl/Gar/NC%	1.2500

	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		1568		D	2017AV	102460	.05		121670
2	Shed	*PP	10X14	140			2017AV	0			0
3	Shed	*PP	8X12	96			2020AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	.3950				17250	17250	11040	11040

Call Back: Sign: PSN Date: 2018-06-01 Lister:

28-520009.0000-v082020R