

MARION TWP  
UPPER SCIOTO SD

00270

Hardin County, Ohio  
Michael T. Bacon, Auditor

28-520017.0000  
M19

AGR  
2025

sale

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

2022 NICHOLS GARY E ETAL	2008-07-10	
2023 NICHOLS GARY E ETAL	2008-07-10	
2024 NICHOLS GARY E ETAL	2008-07-10	
2025 NICHOLS GARY E ETAL	2008-07-10	HARRIMANS TR 13-30 S8
1676 CR 80	1CT	49.416A PT VAC STREET
ALGER OH 45812	\$0	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	49.4160t	49.4160t	49.4160t	49.4160t	272240
Land100%	248000	272230	272230	272230	42250
Bldg100%	29230	42260	42260	42260	314490t
Totl100%	277230t	314490t	314490t	314490t	112210
Cauv100%	56830	112200	112200	112200	
Tax Value:					
Land 35%	19890	39270	39270	39270	95280
Bldg 35%	10230	14790	14790	14790	14790
Totl 35%	30120t	54060t	54060t	54060t	110070t
Hmstd35%	13590	19620	19620	19620	
Owner Oc	13.68	16.20	15.36	15.36	hmstd 5250 1 14370 b
Hmstd RB	330.82	318.38	329.46	340.70	
Net Tax	824.58	1587.06	1514.74	1500.76	
Cauv Sav	2597.00	1990.98	1926.64	1923.76	
Sp-Asmnt	324.06	324.06	275.45	275.45	

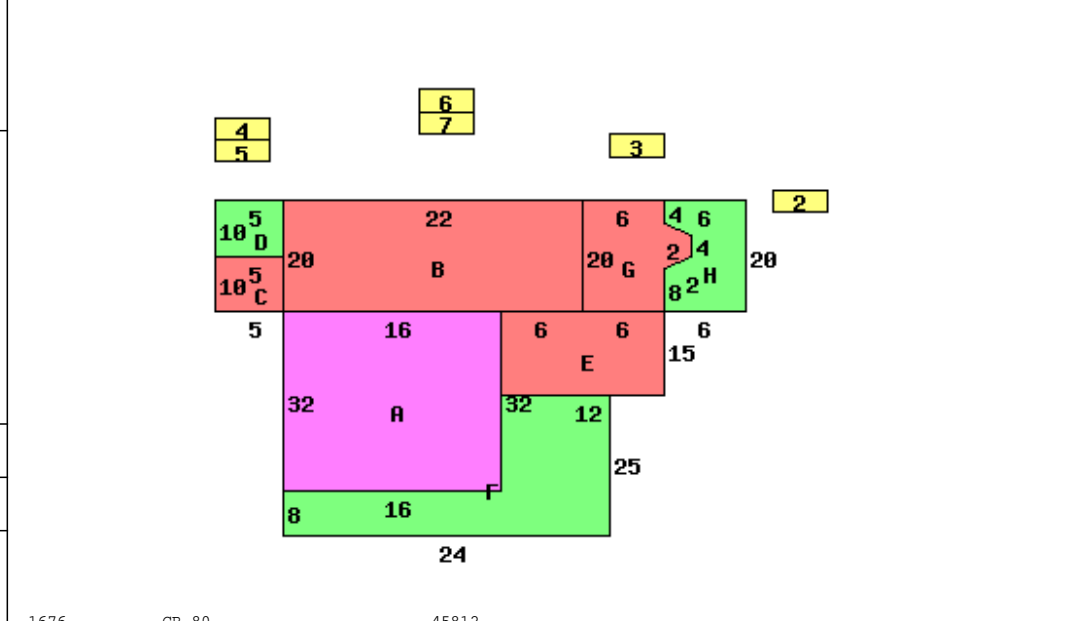
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	F	M		512		b	ADDTN
1	F	A		440		c	ADDTN
1	F	P		50	1500	d	PORCH
1	OFFP	P		180		e	ADDTN
1	OFFP	P		328	9840	f	PORCH
1	F	A		132		g	ADDTN
	RFX	P		108	1080	h	PORCH

- #: 18 To 34 L/W
- 285200180000 2.14a
- 285200190000 1.91a
- 285200200000 1.90a
- 285200210000 2.69a
- 285200220000 2.69a
- 285200230000 2.94a
- 285200240000 2.92a
- 285200250000 1.53a
- 285200260000 1.53a
- 285200270000 2.81a
- 285200280000 2.81a
- 285200290000 2.81a
- 285200300000 2.81a
- 285200310000 3.38a
- 285200320000 3.38a
- 285200330000 4.31a
- 285200340000 5.31a
- 3-9-2011 sec b appears to be lived in
- 5-29-19 vac street was added
- 285200180000 -034

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
257	1	2008-07-10	NICHOLS GARY E ETAL	1CT *	0	99570	22860
104	1	2008-03-13	NICHOLS GARY E ETAL	1CT *	0	99570	22860

Year	Land	Bldg	Total	Net Tax
2021	19890	10230	30120	873.24
2020	19890	10230	30120	1241.00

- Project
- 902 MAIN DISTRICT CONSERVANCY XA/2025
  - 150 NEWLAND - SCIOTO XA/2025
  - 171 COTTONWOOD JT. DITCH #958 - XA/2025
  - 910 COTTONWOOD CONSERVANCY XA/2025
  - 500 HARDIN COUNTY LANDFILL XA/2025



1676 CR 80 45812

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	1314 105320
	Full Upper	FRAME	512 43460
	Basement		952 17760
	Subtotal		166540
Shingle	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	X X	Extra Features	12420
Unfinished Wall	X	Total Value	178960
Floor/Pine	X X		
Number of Rooms	1 5 2	PUB ELECTRIC	
Bedrooms	2	PUB GAS	
		PRIV WATER	
		PRIV SEWER	
Central Heat	A	Topo: LOW	
FORCED AIR		Topo: SWAMPY	
Plumbing		Neighborhood:	
Standard	1	Code:	2900
		Dwl/Gar/NC%	.9200

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 B F		1826		C+	OLD/PR		196860	.75	.10	40750
2 Flat Barn	*NV	50X60	3000		D	OLD/PR		0			0
3 Crib/Grana	*NV 0	20X30	600			OLD/VP		0			CRIB GRNRY
4 Garage	*SV		0			OLD/VP		300			300
5 P	*NV RFX		0			OLD/VP		0			0
6 Shed		12X14	168		D	2008FR		1610	.50		810
7 P	CAN	10X12	120		D	2008FR		770	.50		390
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv					
C 1	BOA BLOUNT SILT LOAM 0-	5.8721	6030	35410	2660	15620					
C 2	BOB BLOUNT SILT LOAM, 2	15.1620	5770	87480	2360	35780					
C 14	GWB GLYNWOOD SILT LOAM	3.3977	5400	18350	1750	5950					
C 15	GYB2 GLYNWOOD CLAY LOAM	4.1288	5020	20730	1230	5080					
C 16	GYC2 GLYNWOOD CLAY LOAM	10.5766	4750	50240	1050	11110					
C 52	PKA PEWAMO SICL 0-1% SL	6.5145	6490	42280	3560	23190					
W 2	BOB BLOUNT SILT LOAM, 2	.7827	3130	2450	470	370					
W 16	GYC2 GLYNWOOD CLAY LOAM	.0510	1460	70	230	10					
C 51	WSTL WASTE LAND	1.9306	120	230	50	100					
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000					
						49.416	272240	(100%)	112210	CAUV # 3586	
							95280	( 35%)	39270		

Call Back: Sign: PSN Date: 2018-05-30 Lister: 28-520017.0000-v082020R