

MARION TWP
UPPER SCIOTO SD

00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-080005.0000
I58

RES
2025

sale

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

2022 GILBERT DUSTIN & CONN	2013-08-13				
2023 GILBERT DUSTIN & CONN	2013-08-13				
2024 GILBERT DUSTIN & CONN	2013-08-13				
2025 TRIPLEHORN AARON & DESI	2024-06-28	PT SW4 SE4 S8	2.07A		
1709 CR 92	1SD				
ALGER OH 45812	\$197,500				

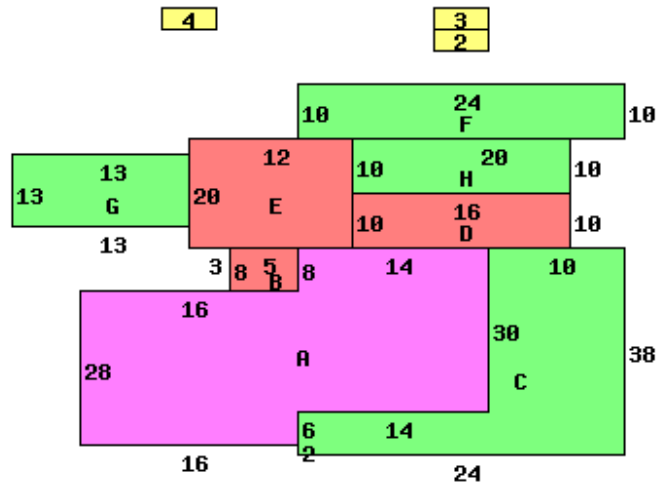
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	2.0700	2.0700	2.0700	2.0700	
Land100%	15800	23340	23340	23340	23350
Bldg100%	87260	109060	109060	109060	109070
Totl100%	103060t	132400t	132400t	132400t	132420t
Cauvl00%					
Tax Value:					
Land 35%	5530	8170	8170	8170	8170
Bldg 35%	30540	38170	38170	38170	38170
Totl 35%	36070t	46340t	46340t	46340t	46350t
Hmstd35%					
Owner Oc					
Hmstd RB	1400.00	1647.24	1594.00	1591.64	
Net Tax					
Sp-Asmnt	30.40	30.40	61.63	61.63	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	F/C	M		868			ADDTN
1	F/C	A		40			PORCH
1	OFF	P		492	14760		ADDTN
1	F/C	A		160			ADDTN
1	F/C	A		240			ADDTN
	DK	P		240	3600		PORCH
	DK	P		169	2540		PORCH
	EFF	P		160	6400		PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
302	1	2024-06-28	TRIPLEHORN AARON & DESIRE	1SD	197500	23340	109060
397	1	2013-08-13	GILBERT DUSTIN & CONNIE	1WD	75000	11000	65230
309	1	2012-07-24	CRAMER JAMES D ETAL	1CT *	0	16400	65230

Year	Land	Bldg	Total	Net Tax
2021	5530	30540	36070	1482.68
2020	5530	30540	36070	1503.76

Project	ben acres	%	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
176 BRANSTETTER - SCIOTO			XA/2025
358 JACOBS-SCIOTO RIVER			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025
910 COTTONWOOD CONSERVANCY			XA/2025



1709 CR 92 45812

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 2	Sq-Ft	Value
Floor Level		
Main	FRAME	1308 104840
Full Upper	FRAME	868 59270
Subtotal		164110
Shingle	Roof	GABLE
Plaster/Drywall	D D	Air Conditioning 3840
Floor/Carpet	X	Plumbing 1400
Floor/Tile-Lino	L	Extra Features 27300
Number of Rooms	6 3	Total Value 196650
Bedrooms	1 3	
Central Heat	A	PUB ELECTRIC
F-A/HOT WA		PUB GAS
Central A/C	A	PRIV WATER
Plumbing		PRIV SEWER
Standard	1	PUB PAVED ST/RD
Extra 2 Fixture	1	Neighborhood:
		Code: 2800
		Dwl/Gar/NC% 1.2000

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 F/C				1895AV	196650	.55	Dpr	106190
2 Summer Kit	*SV B 0	16X22	352		OLD/FR	300			300
3 Gazebo	*PP 0	12X12	144		1993AV	0			0
4 Garage		16X20	320		1990AV	6140	.65		2580
homesite	1.0000	effective	depth	actual	effective	extended	true		
small acreage	1.0700	frontage	depth	factor	rate	value	value		
					18000	18000	18000		18000
					5000	5000	5350		5350

Call Back: Sign: PSN Date: 2015-04-27 Lister: 28-080005.0000-v082020R