MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-080005.0000 RES
I58 2026

sale

2023 GILBERT DUSTIN & CONN	2013-08-13	
2024 GILBERT DUSTIN & CONN	2013-08-13	
2025 TRIPLEHORN AARON & DE	2024-06-28	
2026 TRIPLEHORN AARON & DESI	2024-06-28 PT SW4 SE4 S8	2.07A
1709 CR 92	1SD	
	$197,500	
ALGER OH 45812		

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

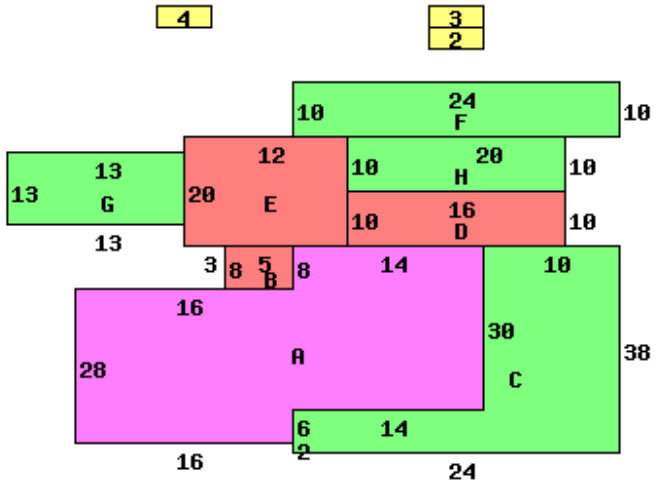
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	2.0700	2.0700	2.0700	2.0700	2.0700			
Land100%	23340	23340	23340	23340		23340	26060	26050
Bldg100%	109060	109060	109060	109060		109060	154400	154390
Totl100%	132400t	132400t	132400t	132400t		132400t	180460t	180440t
Cauv100%								
Tax Value:								
Land 35%	8170	8170	8170	8170		8170	9120	9120
Bldg 35%	38170	38170	38170	38170		38170	54040	54040
Totl 35%	46340t	46340t	46340t	46340t		46340t	63160t	63150t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1647.24	1594.00	1591.64	1591.64	1591.64			
Sp-Asmnt	30.40	61.63	61.63	61.63				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	F/C	M		868		a	*MAIN
1	F/C	A		40		b	ADDTN
	OFP	P		492	14760	c	PORCH
1	F/C	A		160		d	ADDTN
1	F/C	A		240		e	ADDTN
	DK	P		240	3600	f	PORCH
	DK	P		169	2540	g	PORCH
	EFP	P		160	6400	h	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
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
2022	5530	30540	36070	1400.00
2021	5530	30540	36070	1482.68

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

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1308	104840
	Full Upper	FRAME	868	59270
	Subtotal			164110
Shingle	Roof	GABLE		

B 1 2 U A

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		
		PUB ELECTRIC	
Central Heat	A	PUB GAS	
F-A/HOT WA		PRIV WATER	
Central A/C	A	PRIV SEWER	
Plumbing		PUB PAVED ST/RD	
Standard	1		
Extra 2 Fixture	1	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	2 F/C		2176		C	1895AV	196650	.55		150440
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		D	1990AV	6140	.65		3650

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	1.0700				5000	5000	5350	5350

Call Back: Sign: PSN Date: 2015-04-27 Lister: