MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-080040.0000 COM
M17.01 2026

sale

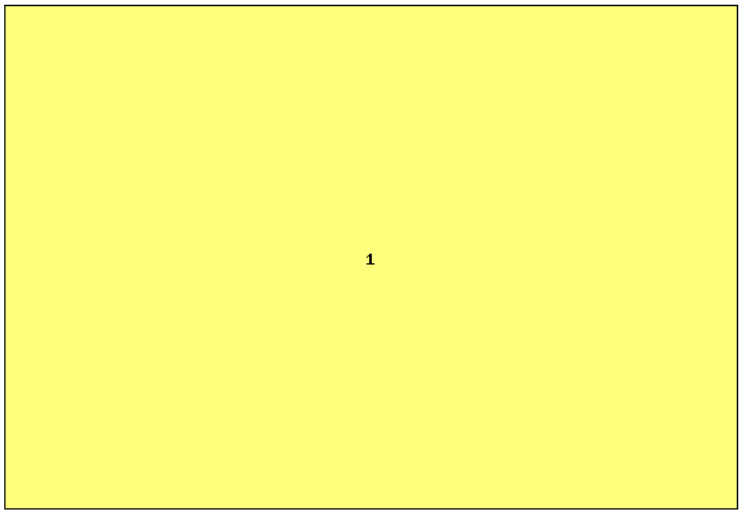
2024 ROWE DIANA LYNN		
2025 MSP PROPERTIES OF OHI	2024-09-13	
2026 MSP PROPERTIES OF OHIO	2024-09-13 PT N2 NE4 S8 1.725A	
7033 SR 235	1WD	
	$198,000	
ALGER OH 45812		
	Orig Tax Year 2025	
	Parent: 28-080004.0000	
2028 MSP PROPERTIES OF ALGER	2026-04-07	
7033 SR 235	1WD	
ALGER OH 45812		

Eff Rate:- 37.53 37.48 44.72 a/r

Tax Year	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	110	501	501	0	501	420	420
Acres		1.7250	1.7250	1.7250			
Land100%	3600	8630	8630		9660	9660	24240
Bldg100%			0				
Totl100%	3600t	8630t	8630t		9660t	9660t	24240t
Cauv100%		9660	9660		9660	9660	
Tax Value:							
Land 35%	1260	3020	3020		3020	8480	8480
Bldg 35%							0
Totl 35%	1260t	3020t	3020t		3020t	8480t	8480t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	43.34	350.32	350.32	350.32			
Sp-Asmnt	15.00	15.00	15.00				

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
159	1	2026-04-07	MSP PROPERTIES OF ALGER L	1WD *	0	8630	0
388	1	2024-09-13	MSP PROPERTIES OF OHIO LP	1WD	198000	0	0

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



7033 SR 235 45812

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	RETAIL	*	78X142	11076	55.26	C	2026AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
comm primary	1.0000				15000	15000	15000	15000
comm secondary	.7250				12750	12750	9240	9240