

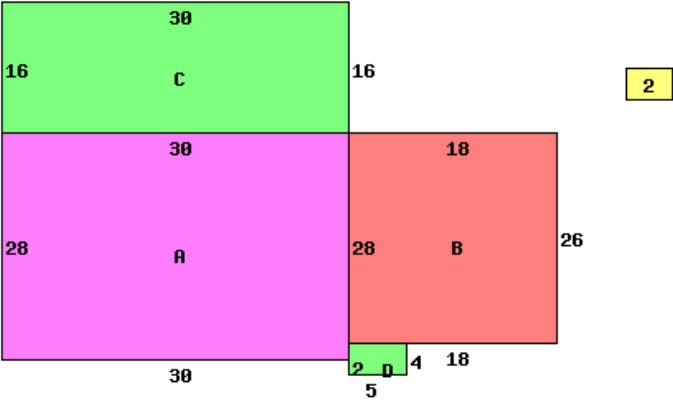
00270

sale

2021 SHEPHERD TODD M	2004-09-22
2022 SHEPHERD TODD M	2004-09-22
2023 SHEPHERD TODD M	2004-09-22
2024 SHEPHERD TODD M	2004-09-22 PT W1/2 NW1/4 S9 1.503A
7118 SR 235	2WD
ALGER OH 45812	\$0

Eff Rate:-	45.38	42.84	38.85	37.53	a/r
Tax Year	2021	2022	2023	2024	CAMA
Prop Cls	511	511	511	511	511
Acres	1.5030	1.5030	1.5030	1.5030	
Land100%	14110	14110	20510	20510	20520
Bldg100%	69310	69310	67140	67140	67140
Totl100%	83430t	83430t	87660t	87660t	87660t
Cauv100%					
Tax Value:					
Land 35%	4940	4940	7180	7180	7180
Bldg 35%	24260	24260	23500	23500	23500
Totl 35%	29200t	29200t	30680t	30680t	30680t
Hmstd35%					
Owner 0c					
Hmstd RB					
Net Tax	1200.28	1133.36	1090.56	1055.34	
Sp-Asmnt	27.62	29.62	29.62	46.48	

SHB+ 1 B 1	CONS F F/C DK STP	TYPE M A P	FACT	SQ-FT 840 468 480 20	VALUE 7200 80	a b c d	*MAIN ADDTN PORCH
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
441	2	2004-09-22	SHEPHERD TODD M	2WD *	0	9770	33110
352	2	2004-06-22	FEDERAL HOME LOAN MORTGA	2DD	80000	9770	33110
249	2	2001-05-31	SALYER LLOYD E	2WD	90000	5200	28600
908	1	1988-11-03		1UN *	0	0	104230
Year	Land	Bldg	Total	Net Tax			
2020	4940	24260	29200	1217.34			
2019	4730	19730	24460	936.42			
p r o j e c t							
902	MAIN DISTRICT CONSERVANCY			XA/2024	ben acres	/ %	factor
176	BRANSTETTER - SCIOTO			XA/2024			
272	COOK DITCH - SCIOTO RIVER MA			XA/2024			
500	HARDIN COUNTY LANDFILL			XA/2024			
910	COTTONWOOD CONSERVANCY			XA/2024			



7118 SR 235 45812

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level		
	Main	FRAME
	Basement	
	Subtotal	
Shingle	Roof	GABLE
Plaster/Drywall	P	Air Conditioning
Panelled Wall	X	Plumbing
Unfinished Wall	X	Extra Features
Floor/Carpet	X	Total Value
Floor/Tile-Lino	L	
Number of Rooms	1 5	
Bedrooms	2	
Central Heat	A	PUB ELECTRIC
FORCED AIR		PRIV WATER
Central A/C	A	PRIV SEWER
Plumbing		PUB PAVED ST/RD
Standard	1	Topo: ROLLING
Extra 2 Fixture	1	Neighborhood:
Extra Fixture	1	Code:
		Dwl/Gar/NC%

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B F	FtxFt	1308	Rate		Cond	Value	Dpr	Dpr	Value
2 Garage		14X24	336		C-	1950AV	118970	.55		64240
					C	1950FR	8060	.70		2900
homesite	acres/	effective	depth	depth	actual	effective	extended	true		
small acreage	frontage	frontage	factor		rate	rate	value	value		
	1.0000				18000	18000	18000	18000		
	.5030				5000	5000	2520	2520		