

MARION TWP
UPPER SCIOTO SD

00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-090001.0000
W05

RES
2025

sale

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

2022 SHEPHERD TODD M	2004-09-22
2023 SHEPHERD TODD M	2004-09-22
2024 SHEPHERD TODD M	2004-09-22
2025 SHEPHERD TODD M	2004-09-22
7118 SR 235	2004-09-22 PT W1/2 NW1/4 S9 1.503A
	2WD
ALGER OH 45812	\$0

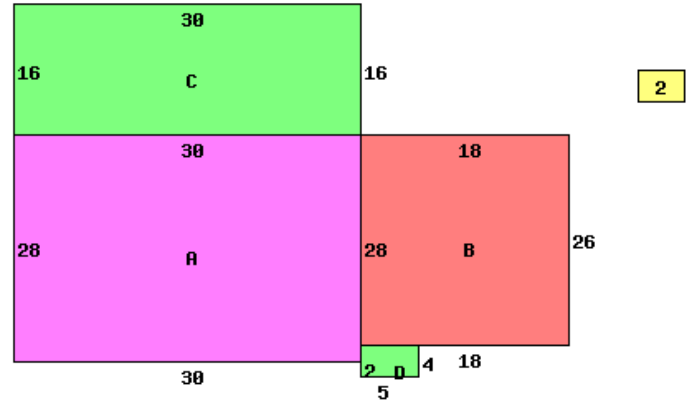
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	1.5030	1.5030	1.5030	1.5030	
Land100%	14110	20510	20510	20510	20520
Bldg100%	69310	67140	67140	67140	67140
Totl100%	83430t	87660t	87660t	87660t	87660t
Cauv100%					
Tax Value:					
Land 35%	4940	7180	7180	7180	7180
Bldg 35%	24260	23500	23500	23500	23500
Totl 35%	29200t	30680t	30680t	30680t	30680t
Hmstd35%				29800	
Owner Oc				23.32	
Hmstd RB					
Net Tax	1133.36	1090.56	1055.34	1030.44	
Sp-Asmnt	29.62	29.62	46.48	46.48	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 B	F	M		840			
1	F/C	A		468		b	ADDTN
	DK	P		480	7200	c	PORCH
	STP	P		20	80	d	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
2021	4940	24260	29200	1200.28
2020	4940	24260	29200	1217.34

Project	ben acres	/	%	factor
902 MAIN DISTRICT CONSERVANCY				XA/2025
176 BRANSTETTER - SCIOTO				XA/2025
272 COOK DITCH - SCIOTO RIVER MA				XA/2025
500 HARDIN COUNTY LANDFILL				XA/2025
910 COTTONWOOD CONSERVANCY				XA/2025



7118 SR 235 45812

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	1308 104840
	Basement		840 15710
	Subtotal		120550
Shingle	Roof	GABLE	
B 1 2 U A			
Plaster/Drywall	P	Air Conditioning	2260
Panelled Wall	X	Plumbing	2100
Unfinished Wall	X	Extra Features	7280
Floor/Carpet	X	Total Value	132190
Floor/Tile-Lino	L		
Number of Rooms	1 5	PUB ELECTRIC	
Bedrooms	2	PRIV WATER	
		PRIV SEWER	
Central Heat	A	PUB PAVED ST/RD	
FORCED AIR		Topo: ROLLING	
Central A/C	A		
Plumbing		Neighborhood:	
Standard	1	Code:	2800
Extra 2 Fixture	1	Dwl/Gar/NC%	1.2000
Extra Fixture	1		

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