MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-090001.0000 RES
W05 2026

sale

2023 SHEPHERD TODD M	2004-09-22	
2024 SHEPHERD TODD M	2004-09-22	
2025 SHEPHERD TODD M	2004-09-22	
2026 SHEPHERD TODD M	2004-09-22	PT W1/2 NW1/4 S9 1.503A
7118 SR 235	2WD	
	$0	
ALGER OH 45812		

Eff Rate:

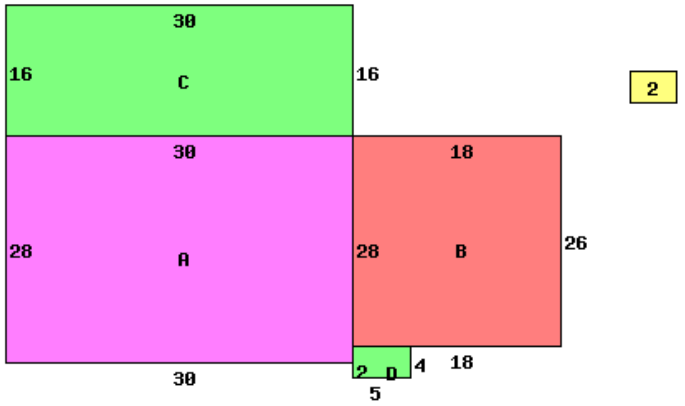
	38.85	37.53	37.48	37.48	a/r			
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	1.5030	1.5030	1.5030	1.5030	1.5030			
Land100%	20510	20510	20510	20510		20510	23230	23220
Bldg100%	67140	67140	67140	67140		67140	95110	95120
Totl100%	87660t	87660t	87660t	87660t		87660t	118340t	118340t
Cauv100%								
Tax Value:								
Land 35%	7180	7180	7180	7180		7180	8130	8130
Bldg 35%	23500	23500	23500	23500		23500	33290	33290
Totl 35%	30680t	30680t	30680t	30680t		30680t	41420t	41420t
Hmstd35%			29800	29800		29800	40540	
Owner Oc			23.32	23.32	23.32	hmstd 6300 l	23500 b	
Hmstd RB								
Net Tax	1090.56	1055.34	1030.44	1030.44	1030.44			
Sp-Asmnt	29.62	46.48	46.48	46.48				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		840		a	*MAIN
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
2022	4940	24260	29200	1133.36
2021	4940	24260	29200	1200.28

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

			Sq-Ft	Value
Story Height 1				
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%	1.7000
Extra Fixture	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B F		1308		C-	1950AV	118970	.55		91010
2	Garage		14X24	336		C	1950FR	8060	.70		4110

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	.5030				5000	5000	2520	2520

Call Back: Sign: PSN Date: 2015-07-07 Lister: