

MARION TWP
UPPER SCIOTO SD

00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-090006.0000
025

RES
2025

sale

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

2022 SPRADLIN JAMES	2019-08-26
2023 SPRADLIN JAMES	2019-08-26
2024 SPRADLIN JAMES	2019-08-26
2025 SPRADLIN JAMES	2019-08-26 PT SE1/4 S9 5.00A
2872 CR 90	1WD
ALGER OH 45812	\$199,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	5.0000	5.0000	5.0000	5.0000	
Land100%	21290	32460	32460	32460	32460
Bldg100%	111570	149340	149340	149340	149330
Totl100%	132860t	181800t	181800t	181800t	181790t
Cauv100%					
Tax Value:					
Land 35%	7450	11360	11360	11360	11360
Bldg 35%	39050	52270	52270	52270	52270
Totl 35%	46500t	63630t	63630t	63630t	63630t
Hmstd35%	37260	49280	49280	49280	
Owner Oc	37.50	40.70	38.56	38.56	hmstd 6300 l 42980 b
Hmstd RB					
Net Tax	1767.32	2221.12	2150.18	2146.94	
Sp-Asmnt	28.56	29.50	64.31	65.62	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE			
1 B	F	M		1248		a	*MAIN	
	OFF	P		80	2400	b	PORCH	
	EFF	P		96	3840	c	PORCH	

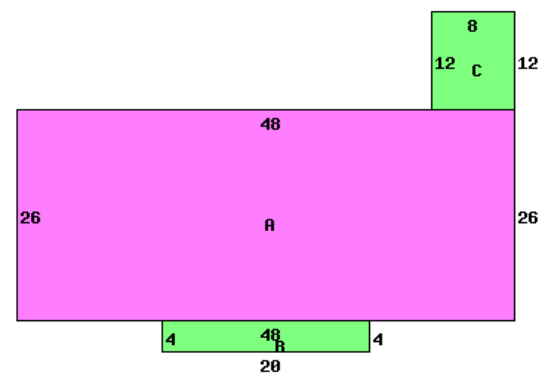
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
363	1	2019-08-26	SPRADLIN JAMES	1WD	199000	20660	92770
426	1	2002-10-08	PATRICK DARLENE S TRUSTE	1QC *	0	12140	89600
763	1	1994-08-22	PATRICK DARLENE S & JERR	1WD *	0	0	53110

Year	Land	Bldg	Total	Net Tax
2021	7450	39050	46500	1871.64
2020	7450	39050	46500	1898.28

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

2

3



2872 CR 90 45812

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level		
Main	FRAME	1248 106850
Basement		1248 23240
Subtotal		130090
Shingle	Roof	GABLE
B 1 2 U A		
Plaster/Drywall	D	Air Conditioning 2230
Unfinished Wall	X	Plumbing 2800
Floor/Carpet	X	Extra Features 6240
Number of Rooms	1 4	Total Value 141360
Bedrooms	2	
Central Heat	A	PUB ELECTRIC
FORCED AIR		PUB GAS
Central A/C	A	PRIV WATER
Plumbing		PRIV SEWER
Standard	1	PUB PAVED ST/RD
Extra 3 Fixture	1	Topo: ROLLING
Extra Fixture	1	
		Neighborhood:
		Code: 2800
		Dwl/Gar/NC% 1.2000

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B F	1248	Rate	Grade	Cond	Value	Dpr	Dpr
2 Garage		24X28	672	C	1995AV	127220	.24	116020
3 Pole Build	1	117X54	6318	C	1945AV	16130	.65	6770
				C	1976AV	75820	.65	26540
homesite	acres/	effective	depth	actual	effective	extended	true	
small acreage	frontage	frontage	depth	rate	rate	value	value	
road	.5000	1.0000		18000	18000	18000	18000	
		3.5000		5000	4130	14460	14460	
		.5000						

Call Back:

Sign: PSN Date: 2015-06-29 Lister:

28-090006.0000-v082020R