MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-090006.0000 RES
025 2026

sale

2023	SPRADLIN JAMES	2019-08-26
2024	SPRADLIN JAMES	2019-08-26
2025	SPRADLIN JAMES	2019-08-26
2026	SPRADLIN JAMES	2019-08-26 PT SE1/4 S9 5.00A
	2872 CR 90	1WD
		$199,000
	ALGER OH 45812	

Eff Rate: – 38.85 — 37.53 — 37.48 — 37.48 — a/r

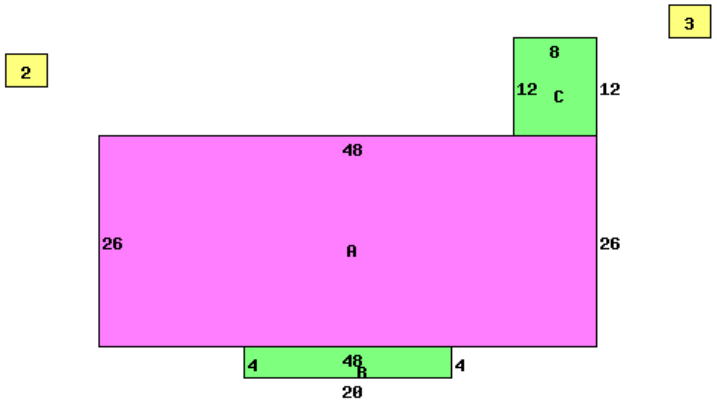
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	5.0000	5.0000	5.0000	5.0000	5.0000			
Land100%	32460	32460	32460	32460		32460	35170	35160
Bldg100%	149340	149340	149340	149340		149340	200510	200510
Totl100%	181800t	181800t	181800t	181800t		181800t	235690t	235670t
Cauv100%								
Tax Value:								
Land 35%	11360	11360	11360	11360		11360	12310	12310
Bldg 35%	52270	52270	52270	52270		52270	70180	70180
Totl 35%	63630t	63630t	63630t	63630t		63630t	82490t	82480t
Hmstd35%	49280	49280	49280	49280		49280	68140	
Owner Oc	40.70	38.56	38.56	38.56	38.56	hmstd 6300 l	42980 b	
Hmstd RB								
Net Tax	2221.12	2150.18	2146.94	2146.94	2146.94			
Sp-Asmnt	29.50	64.31	65.62	65.62				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1248		a	*MAIN
	OFP	P		80	2400	b	PORCH
	EFP	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
2022	7450	39050	46500	1767.32
2021	7450	39050	46500	1871.64

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			



2872 CR 90 45812

Occupancy 1 Single Family

Story Height 1

Floor Level			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME	1248	106850
	Basement		1248	23240
	Subtotal			130090
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		D			
Unfinished Wall	X				
Floor/Carpet		X			
Number of Rooms	1	4			
Bedrooms		2			
Central Heat		A			
FORCED AIR					
Central A/C		A			
Plumbing					
Standard	1				
Extra 3 Fixture	1				
Extra Fixture	1				

Air Conditioning	2230
Plumbing	2800
Extra Features	6240
Total Value	141360
PUB ELECTRIC	
PUB GAS	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Topo: ROLLING	
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	DWELLING	1 B F		1248		C-	1995AV	127220	.24		164370
2	Garage		24X28	672		C	1945AV	16130	.65		9600
3	Pole Build	1	117X54	6318		C	1976AV	75820	.65		26540

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	3.5000				5000	4130	14460	14460
road	.5000							

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

28-090006.0000-v082020R