

MARION TWP
UPPER SCIOTO SD

00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-090022.0000
021

RES
2025

sale

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

| | |
|--------------------------|-----------------------------------|
| 2022 ALEXANDER BRANDON M | 2012-03-21 |
| 2023 ALEXANDER BRANDON M | 2012-03-21 |
| 2024 ALEXANDER BRANDON M | 2012-03-21 |
| 2025 ALEXANDER BRANDON M | 2012-03-21 |
| 7267 CR 45 | NE COR S 1/2 NW 1/4 PAR 2 |
| | LWD S9 2.00A SEE PARCEL |
| | \$65,000 28-090022.01 AUX SPECIAL |
| ALGER OH 45812 | |

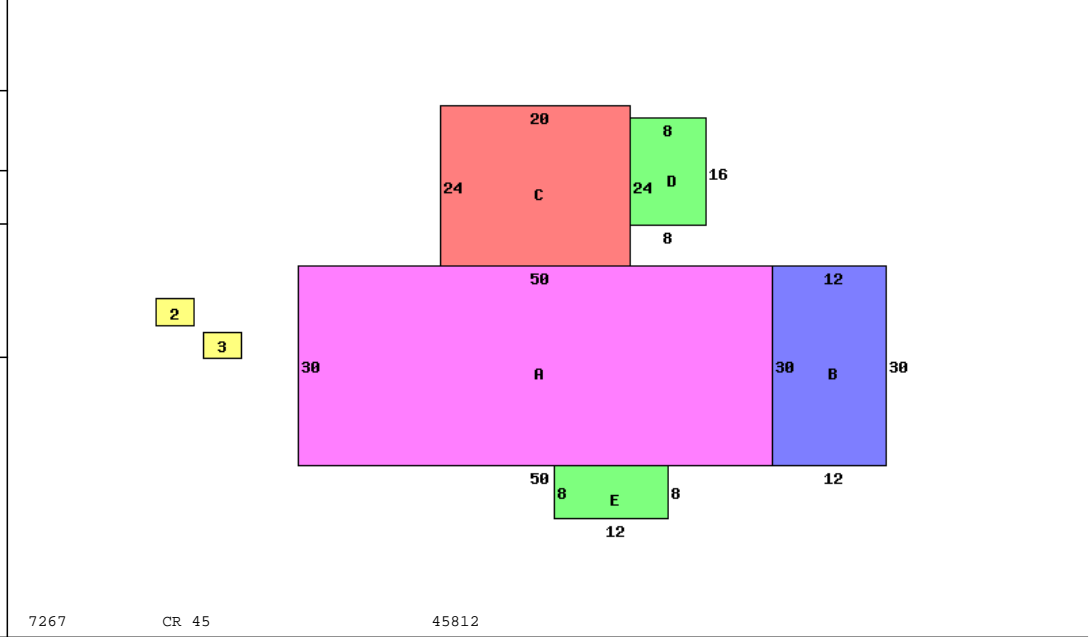
| | | | | | |
|------------|---------|---------|---------|---------|----------------------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | CAMA |
| Prop Cls | 511 | 511 | 511 | 511 | 511 |
| Acres | 2.0000 | 2.0000 | 2.0000 | 2.0000 | 23000 |
| Land100% | 15600 | 23000 | 23000 | 23000 | 127950 |
| Bldg100% | 116830 | 127940 | 127940 | 127940 | 150950t |
| Totl100% | 132430t | 150940t | 150940t | 150940t | |
| Cauv100% | | | | | |
| Tax Value: | | | | | |
| Land 35% | 5460 | 8050 | 8050 | 8050 | 8050 |
| Bldg 35% | 40890 | 44780 | 44780 | 44780 | 44780 |
| Totl 35% | 46350t | 52830t | 52830t | 52830t | 52830t |
| Hmstd35% | | | | 48810 | |
| Owner Oc | | | | 38.20 | |
| Hmstd RB | | | | | hmstd 6300 l 42510 b |
| Net Tax | 1799.00 | 1877.92 | 1817.24 | 1776.34 | |
| Sp-Asmnt | 35.07 | 35.07 | 59.99 | 55.93 | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | a | *MAIN |
|------|------|------|------|-------|-------|---|-------|
| 1 | F/C | M | | 1500 | | | |
| | F | G | | 360 | 8640 | b | GRAGE |
| 1 | F/C | A | | 480 | | c | ADDTN |
| | DK | P | | 128 | 1920 | d | PORCH |
| | STP | P | | 96 | 380 | e | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | Sale\$ | co:land | co:bldg |
|-------|----|------------|--------------------------|---------------|--------|---------|---------|
| 100 | 1 | 2012-03-21 | ALEXANDER BRANDON M | LWD * | 65000 | 13510 | 93460 |
| 467 | 1 | 2011-10-25 | U S BANK | LSH * | 46000 | 13490 | 82940 |
| 322 | 1 | 2002-06-25 | O'CONNELL TERRY L | LWD | 132000 | 9510 | 61460 |
| 305 | 1 | 1995-04-21 | LOHRBER PAUL A & SUSAN E | WD | 73000 | 8710 | 59800 |

| Year | Land | Bldg | Total | Net Tax |
|------|------|-------|-------|---------|
| 2021 | 5460 | 40890 | 46350 | 1905.24 |
| 2020 | 5460 | 40890 | 46350 | 1932.34 |

| Project | ben acres | / % | factor |
|----------------------------------|-----------|-----|---------|
| 107 GRASS RUN #933 - HOG CREEK | | | XA/2025 |
| 110 HOG CREEK MAINLINE - HOG CR. | | | XA/2025 |
| 500 HARDIN COUNTY LANDFILL | | | XA/2025 |
| 167 SHADLY - SCIOTO | | | XA/2025 |
| 902 MAIN DISTRICT CONSERVANCY | | | XA/2025 |
| 283 HETRICK #1027 - HOG CREEK MA | | | XA/2025 |
| 577 OTTAWA RIVER PROJECT MAINT | | | XA/2021 |
| 910 COTTONWOOD CONSERVANCY | | | XA/2025 |



7267 CR 45 45812

| | |
|---------------------------|---------------------------|
| Occupancy 1 Single Family | *DWELLING COMPUTATIONS |
| Story Height 1 | Sq-Ft Value |
| Floor Level | 1980 136480 |
| Shingle | Subtotal 136480 |
| | Roof HIP |
| Plaster/Drywall X | Fireplaces 2000 |
| Floor/Pine X | Air Conditioning 3510 |
| Floor/Carpet X | Plumbing 1400 |
| Number of Rooms 6 | Garages and Carports 8640 |
| Bedrooms 4 | Extra Features 3700 |
| | Total Value 155730 |
| Fireplace | |
| Openings 1 | PUB ELECTRIC |
| Stacks 1 | PRIV WATER |
| Central Heat A | PRIV SEWER |
| ELECTRIC | PUB PAVED ST/RD |
| Central A/C A | Topo: ROLLING |
| Plumbing | |
| Standard 1 | Neighborhood: |
| Extra 2 Fixture 1 | Code: 2800 |
| | Dwl/Gar/NC% 1.2000 |

| Bldg Type | SHB+Cons | DixHt | Unit | Blt/Renov | Replace | Phy | Fnc | True |
|---------------|----------|-----------|-------|-----------|-----------|----------|-------|--------|
| 1 DWELLING | 1 F/C | 1980 | | Grade | Cond | Value | Dpr | Value |
| 2 Pole Build | | 30X60 | 1800 | C | 1975AV | 155730 | .35 | 121470 |
| 3 POND | *.29AC | | 0 | C | 1975FR | 21600 | .70 | 6480 |
| | | | | | OLD/ | 0 | | 0 |
| homesite | 1.0000 | effective | depth | actual | effective | extended | true | |
| small acreage | 1.0000 | frontage | depth | rate | rate | value | value | |
| | | | | 18000 | 18000 | 18000 | 18000 | |
| | | | | 5000 | 5000 | 5000 | 5000 | |