MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-090022.0000 RES
021 2026

sale

2023 ALEXANDER BRANDON M	2012-03-21	
2024 ALEXANDER BRANDON M	2012-03-21	
2025 ALEXANDER BRANDON M	2012-03-21	
2026 ALEXANDER BRANDON M	2012-03-21	NE COR S 1/2 NW 1/4 PAR 2
7267 CR 45	1WD S9 2.00A	SEE PARCEL
	$65,000 28-090022.01	AUX SPECIAL
ALGER OH 45812		

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

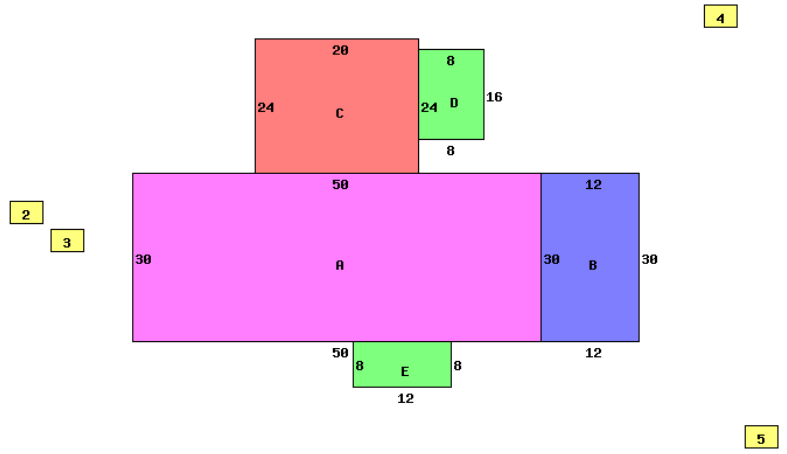
	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	511	511	511	511	0	511	511	511
Acres	2.0000	2.0000	2.0000	2.0000	2.0000			
Land100%	23000	23000	23000	23000		23000	25710	25700
Bldg100%	127940	127940	127940	127940		127940	193370	193380
Totl100%	150940t	150940t	150940t	150940t		150940t	219090t	219080t
Cauv100%								
Tax Value:								
Land 35%	8050	8050	8050	8050		8050	9000	9000
Bldg 35%	44780	44780	44780	44780		44780	67680	67680
Totl 35%	52830t	52830t	52830t	52830t		52830t	76680t	76680t
Hmstd35%			48810	48810		48810	67480	
Owner Oc			38.20	38.20	38.20	hmstd 6300 l	42510 b	
Hmstd RB								
Net Tax	1877.92	1817.24	1776.34	1776.34	1776.34			
Sp-Asmnt	35.07	59.99	55.93	55.93				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1500		a	*MAIN
	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	1WD *	65000	13510	93460
467	1	2011-10-25	U S BANK	1SH *	46000	13490	82940
322	1	2002-06-25	O'CONNELL TERRY L	1WD	132000	9510	61460
305	1	1995-04-21	LOHRBER PAUL A & SUSAN E	WD	73000	8710	59800

Year	Land	Bldg	Total	Net Tax
2022	5460	40890	46350	1799.00
2021	5460	40890	46350	1905.24

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

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1980	136480
	Subtotal			136480
Shingle	Roof	HIP		

B 1 2 U A

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%	1.7000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		1980		C	1975AV	155730	.35		172080
2	Pole Build		30X60	1800		C	1975FR	21600	.70		6480
3	POND	*.29AC		0			OLD/	0			0
4	Shed	*PP	10X12	120			2023	0			0
5	Pole Barn		26X50	1300		C	2023AV	15600	.05		14820

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

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

28-090022.0000-v082020R