

MARION TWP
UPPER SCIOTO SD

00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-090023.0000
012

RES
2025

sale

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

2022 BENJAMIN JAMES J & CH	2008-04-08
2023 ESALEH AMY LYNN	2022-10-03
2024 ESALEH AMY LYNN	2022-10-03
2025 ESALEH AMY LYNN	2022-10-03 PT S 1/2 NE 1/4 S9 3.02A
2719 CR 90	1WD
ALGER OH 45812	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	3.0200	3.0200	3.0200	3.0200	
Land100%	18660	28110	28110	28110	28100
Bldg100%	93860	95400	95400	95400	95400
Totl100%	112510t	123510t	123510t	123510t	123500t
Cauv100%					
Tax Value:					
Land 35%	6530	9840	9840	9840	9840
Bldg 35%	32850	33390	33390	33390	33390
Totl 35%	39380t	43230t	43230t	43230t	43230t
Hmstd35%	33100	35930	35930	35930	
Owner Oc	33.32	29.68	28.12	28.12	hmstd 6300 l 29630 b
Hmstd RB	330.82				
Net Tax	1164.34	1507.00	1458.90	1456.70	
Sp-Asmnt	41.28	41.28	61.46	61.61	

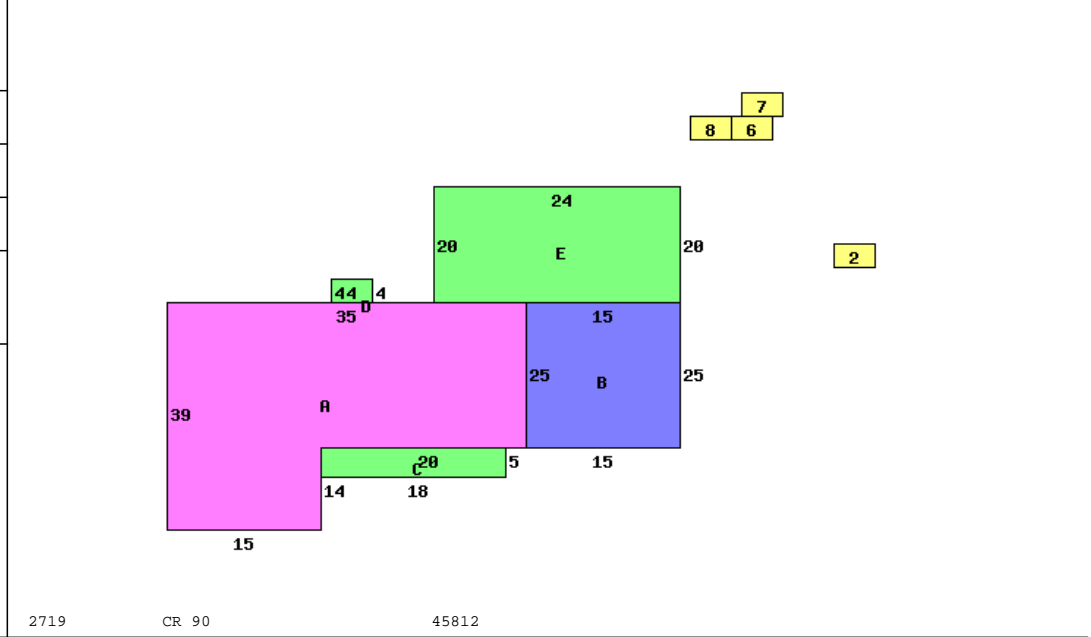
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		1085		b	GRAGE
	F	G		375	9000	c	PORCH
	OFF	P		90	2700	d	PORCH
	STP	P		16	60	e	PORCH
	FAT	P		480	1440		

#: 27 L/W
MOBILE HOME ACCT: 28-0007 TITLE: 27-00507093 2016 TRADITION 50
280900270000 2.02a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
462	1	2022-10-03	ESALEH AMY LYNN	1WD *	0	18660	93860
133	1	2008-04-08	BENJAMIN JAMES J & CHARR	1WD *	0	15970	75800

Year	Land	Bldg	Total	Net Tax
2021	6530	32850	39380	1233.04
2020	6530	32850	39380	1250.62

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



2719 CR 90 45812

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1	Sq-Ft Value
Floor Level	Main FRAME 1085 104380
Shingle	Subtotal 104380
	Roof GABLE
Plaster/Drywall X	Garages and Carports 9000
Floor/Pine X	Extra Features 4200
Floor/Carpet X	Total Value 117580
Number of Rooms 5	
Bedrooms 3	PUB ELECTRIC
Central Heat A	PRIV WATER
ELECTRIC	PRIV SEWER
Plumbing	PUB PAVED ST/RD
Standard 1	Topo: ROLLING
	Neighborhood:
	Code: 2800
	Dwl/Gar/NC% 1.2000

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C			1972AV	117580	.40		84660
2 Garage		24X32	768	1986AV	18430	.65		7740
6 MH/LRE	*	50X24	1200	2016AV	0			0
7 P	*MH DK		573	2016AV	0			0
8 P	*MH DK		18	2016AV	0			0
9 M/H Hookup			0	OLD/	3000			3000
homesite	acres/	effective	depth	actual	effective	extended	true	
small acreage	frontage	frontage	depth	rate	rate	value	value	
	1.0000	18000		18000	18000	18000	18000	
	2.0200	5000		5000	10100	10100	10100	

Call Back: Sign: PSN Date: 2015-06-29 Lister: 28-090023.0000-v082020R