MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-090051.0000 RES
O08 2025

sale

2022 RUSHING JASON L	2011-08-01
2023 RUSHING JASON L	2011-08-01
2024 RUSHING JASON L	2011-08-01
2025 RUSHING JASON L	2011-08-01 PT S1/2 NE1/4 5.007A
2535 CR 90	1WD
	$49,900
ALGER OH 45812	

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

Tax Year	2022	2023	2024	2025	2025				CAMA
Prop Cls	561	511	511	511	511				511
Acres	5.0100	5.0100	5.0100	5.0100	5.0100				
Land100%	22230	34030	34030	34030	34030				36740
Bldg100%	18970	106940	106940	106940	106940				151440
Totl100%	41200t	140970t	140970t	140970t	140970t				188180t
Cauv100%									
Tax Value:									
Land 35%	7780	11910	11910	11910	11910				12860
Bldg 35%	6640	37430	37430	37430	37430				53000
Totl 35%	14420t	49340t	49340t	49340t	49340t				65860t
Hmstd35%	11050	43670	43670	43670	43670				
Owner Oc	11.12	36.06	34.18	34.18	34.18	hmstd	6300 l	37370 b	
Hmstd RB									
Net Tax	548.56	1717.80	1663.02	1660.52	1660.52				
Sp-Asmnt	30.65	31.98	63.28	64.73					

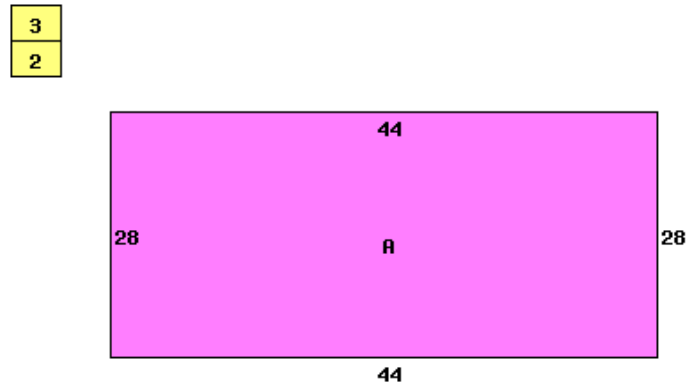
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	
1	F/C	M		1232	a	*MAIN

MOBILE HOME ACCT:28-0058 TITLE: 27-00582773 2020 TRU EXCITEMENT

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
306	1	2011-08-01	RUSHING JASON L	1WD *	49900	20110	47970
211	1	2010-06-15	HOLBROOK DAN E	1WD *	0	20110	47970
33	1	1996-01-18	HOLBROOK JAMES & RUBY	1WD *	0	3800	0
521	1	1994-06-16	ROWE ALBERT LEE & VICKIE	1WD *	9500	0	0

Year	Land	Bldg	Total	Net Tax
2021	7780	6640	14420	580.94
2020	7780	6640	14420	589.22

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
176 BRANSTETTER - SCIOTO	XA/2025			
272 COOK DITCH - SCIOTO RIVER MA	XA/2025			
910 COTTONWOOD CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



2535 CR 90 45812

Occupancy 1 Single Family

Story Height 1
Floor Level Main FRAME
Subtotal
Shingle Roof GABLE

B 1 2 U A

Floor/Carpet	X
Number of Rooms	4
Bedrooms	2
Central Heat	A
FORCED AIR	
Plumbing	
Standard	1
Extra 2 Fixture	1

*DWELLING COMPUTATIONS

	Sq-Ft	Value
	1232	105480
		105480

Plumbing	1400
Total Value	106880
PUB ELECTRIC	
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 F/C		1232		D	2020AV	85500	.03		140990
2	Garage		24X30	720		C	1985AV	17280	.65		10280
3	Lean-To		6X10	60		C	1985AV	480	.65		170

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	4.0100				5000	4000	16040	16040

Call Back: Sign: PSN Date: 2015-06-29 Lister: 28-090051.0000-v082020R