MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-090051.0000 RES
O08 2026

sale

2023 RUSHING JASON L	2011-08-01	
2024 RUSHING JASON L	2011-08-01	
2025 RUSHING JASON L	2011-08-01	
2026 RUSHING JASON L	2011-08-01	PT S1/2 NE1/4 5.007A
2535 CR 90	1WD	
	$49,900	
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	5.0100	5.0100	5.0100	5.0100	5.0100			
Land100%	34030	34030	34030	34030		34030	36740	36740
Bldg100%	106940	106940	106940	106940		106940	151430	151440
Totl100%	140970t	140970t	140970t	140970t		140970t	188170t	188180t
Cauv100%								
Tax Value:								
Land 35%	11910	11910	11910	11910		11910	12860	12860
Bldg 35%	37430	37430	37430	37430		37430	53000	53000
Totl 35%	49340t	49340t	49340t	49340t		49340t	65860t	65860t
Hmstd35%	43670	43670	43670	43670		43670	60190	
Owner Oc	36.06	34.18	34.18	34.18	34.18	hmstd 6300 l	37370 b	
Hmstd RB								
Net Tax	1717.80	1663.02	1660.52	1660.52	1660.52			
Sp-Asmnt	31.98	63.28	64.73	64.73				

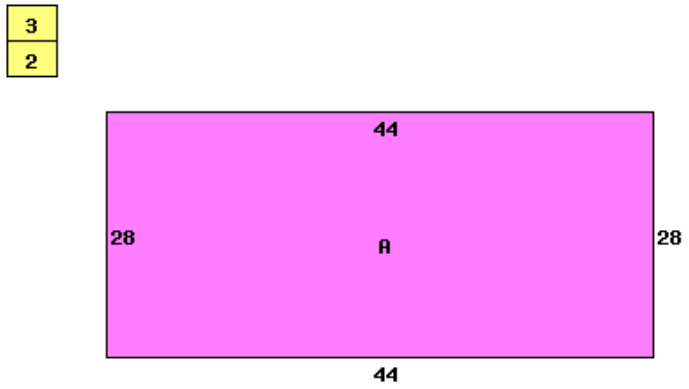
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	
1	F/C	M		1232	a	*MAIN

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
2022	7780	6640	14420	548.56
2021	7780	6640	14420	580.94

project		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

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1232	105480
	Subtotal			105480
Shingle	Roof	GABLE		

B 1 2 U A

Floor/Carpet	X	Plumbing	1400
Number of Rooms	4	Total Value	106880
Bedrooms	2		
		PUB ELECTRIC	
Central Heat	A	PRIV WATER	
FORCED AIR		PRIV SEWER	
Plumbing		PUB PAVED ST/RD	
Standard	1	Topo: ROLLING	
Extra 2 Fixture	1		
		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