

MARION TWP
UPPER SCIOTO SD

00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-090064.0000
016

RES
2025

sale

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

2022	LAWRENCE JESSICA ROCH	2015-11-16			
2023	LAWRENCE JESSICA ROCH	2015-11-16			
2024	LAWRENCE JESSICA ROCH	2015-11-16			
2025	LAWRENCE JESSICA ROCHEL	2024-07-17	PT SE4 NE4 S9	1.829A	
	2839 CR 90	2WD			
	ALGER OH 45812	\$0			

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	561	561	561	561	561
Acres	1.8290	1.8290	1.8290	1.8290	
Land100%	15090	22140	22140	22140	22150
Bldg100%	106630	123600	123600	123600	123600
Totl100%	121710t	145740t	145740t	145740t	145750t
Cauv100%					

Orig Tax Year 2003
Parent: 28-090028.0000

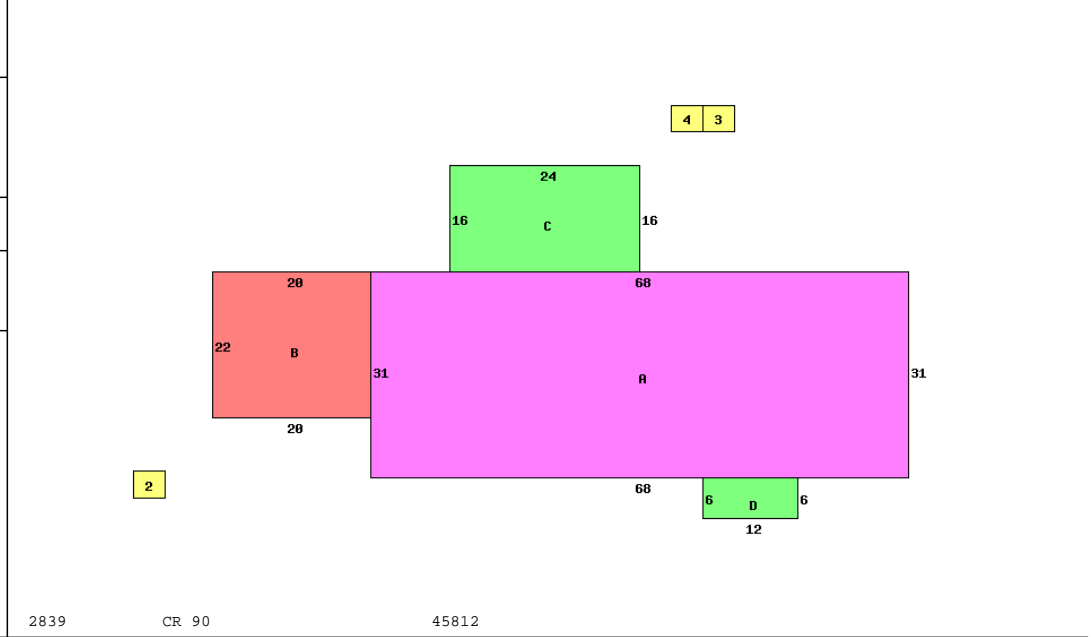
Tax Value:					
Land 35%	5280	7750	7750	7750	7750
Bldg 35%	37320	43260	43260	43260	43260
Totl 35%	42600t	51010t	51010t	51010t	51010t
Hmstd35%	41730	49560			
Owner Oc	42.00	40.94	38.78		
Hmstd RB					
Net Tax	1611.46	1772.28	1715.86	1752.04	
Sp-Asmnt	27.78	27.78	54.39	54.39	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE			
1	F/C	M		2108		a	*MAIN	
1	F	A		440		b	ADDTN	
	OFFP	P		384	11520	c	PORCH	
	DK	P		72	1080	d	PORCH	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
330	2	2024-07-17	LAWRENCE JESSICA ROCHELLE	2WD *	0	22140	123600
442	4	2015-11-16	LAWRENCE JESSICA ROCHELLE	4CT *	0	13000	65200
399	2	2014-08-08	HOWARD HENRY	1AF *	0	13000	90290
121	2	2013-03-15	HOWARD HENRY & CHERYL	2SD	9500	12510	90290
22	1	2011-01-14	BAILEY GARVEY & YVONNE	1SD *	0	21800	95060
197	1	2010-05-26	BAILEY GARVEY L & LVONNE	1WD *	0	21740	95060
176	1	2002-04-05	PENN LUANA J	1WD	20000	0	0

Year	Land	Bldg	Total	Net Tax
2021	5280	37320	42600	1706.54
2020	5280	37320	42600	1730.84

Project	ben acres	%	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
176 BRANSTETTER - SCIOTO			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025
910 COTTONWOOD CONSERVANCY			XA/2025



2839 CR 90 45812

Occupancy 4 M/H on Real Estate			*DWELLING COMPUTATIONS	
Story Height	1		Sq-Ft	Value
Floor Level		Main	FRAME	2548 165210
Shingle		Subtotal		165210
		Roof	GABLE	
Plaster/Drywall	D	B 1 2 U A		Air Conditioning 4430
Floor/Carpet	X			Plumbing 2100
Floor/Tile-Lino	X			Extra Features 12600
Number of Rooms	6			Total Value 184340
Bedrooms	3			
Central Heat	A			PUB ELECTRIC
FORCED AIR				PRIV WATER
Central A/C	A			PRIV SEWER
Plumbing				PUB PAVED ST/RD
Standard	1			Topo: ROLLING
Extra 3 Fixture	1			Neighborhood:
				Code: 2800
				Dwl/Gar/NC% 1.2000

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 MH/REAL	1 F/C	31X68	2548		MHD	2002GD	147470	.19	.30	100340
2 Garage		24X36	864		C	2015AV	20740	.25		18670
3 Pool	*PP		0			2020AV	0			0
4 P	DK		360		C	2020AV	5400	.15		4590
5 Shed	*PP	8X16	128		C	2014AV	0			0
homesite		acres/	effective	depth	actual	effective	extended	true		
small acreage		frontage	frontage	depth	rate	rate	value	value		
		1.0000	18000		5000	5000	18000	18000		
		.8290	5000		5000	5000	4150	4150		

Call Back: Sign: PSN Date: 2015-06-29 Lister: 28-090064.0000-v082020R