MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-120022.0000 RES
U28 2026

sale

2023 ROWE H DEAN	1994-03-16	
2024 ROWE H DEAN	1994-03-16	
2025 ROWE H DEAN	1994-03-16	
2026 ROWE H DEAN	1994-03-16 PT SW 1/4 S12	1.2767A
5091 CR 90	1WD	
	$61,000	
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	1.2800	1.2800	1.2800	1.2800	1.2800			
Land100%	19400	19400	19400	19400		19400	22110	22100
Bldg100%	89740	89740	89740	89740		89740	125770	125760
Totl100%	109140t	109140t	109140t	109140t		109140t	147890t	147860t
Cauv100%								
Tax Value:								
Land 35%	6790	6790	6790	6790		6790	7740	7730
Bldg 35%	31410	31410	31410	31410		31410	44020	44020
Totl 35%	38200t	38200t	38200t	38200t		38200t	51760t	51750t
Hmstd35%	36560	36560	36560	36560		36560	50130	
Owner Oc	30.20	28.60	28.62	28.62	28.62	hmstd 6300 l	30260 b	
Hmstd RB								
Net Tax	1327.68	1285.40	1283.44	1283.44	1283.44			
Sp-Asmnt	28.98	40.02	40.02	40.02				

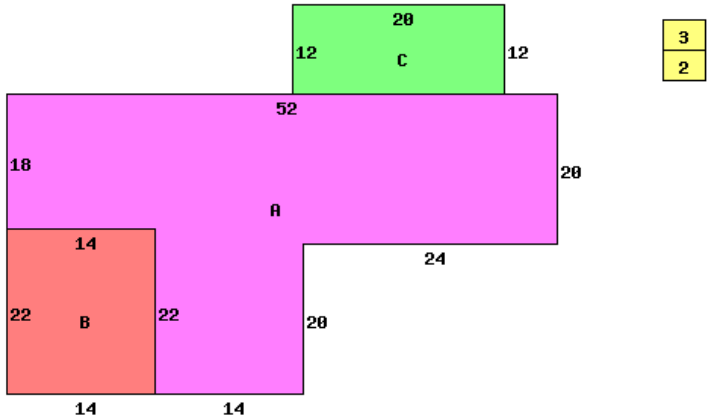
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1292		a	*MAIN
1	F/C	A		308		b	ADDTN
	DK	P		240	3600	c	PORCH

#: 44 L/W
281200440000 .2767a

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
197	1	1994-03-16	ROWE H DEAN	1WD	*	61000	0	57030
196	1	1994-03-16	ROWE H DEAN	1WD	*	43000	0	57030

Year	Land	Bldg	Total	Net Tax
2022	4700	23750	28450	1076.20
2021	4700	23750	28450	1139.72

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
136 COONEY - SCIOTO	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



5091 CR 90 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1600	125710
	Subtotal			125710
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Fireplaces	2000
Floor/Hardwood	X	Extra Features	4100
Floor/Carpet	X	Total Value	131810
Number of Rooms	6		
Bedrooms	3	PUB ELECTRIC	
		PUB GAS	
Fireplace		PRIV WATER	
Openings	1	PRIV SEWER	
Stacks	1	PUB PAVED ST/RD	
Central Heat	A		
FORCED AIR		Neighborhood:	
Plumbing		Code:	2800
Standard	1	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		1600		D+	OLD/GD	112040	.40		114280
2	Garage		24X24	576		C	1978AV	13820	.65		8220
3	Lean-To		20X24	480		C	2020AV	3840	.15		3260

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	.2800				5000	5000	1400	1400

Call Back: Sign: PSN Date: 2015-07-07 Lister: 28-120022.0000-v082020R