

MARION TWP  
UPPER SCIOTO SD

00270

Hardin County, Ohio  
Michael T. Bacon, Auditor

28-120022.0000  
U28

RES  
2025

sale

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

2022 ROWE H DEAN	1994-03-16
2023 ROWE H DEAN	1994-03-16
2024 ROWE H DEAN	1994-03-16
2025 ROWE H DEAN	1994-03-16
5091 CR 90	1994-03-16 PT SW 1/4 S12 1.2767A
	1WD
ALGER OH 45812	\$61,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	1.2800	1.2800	1.2800	1.2800	
Land100%	13430	19400	19400	19400	19400
Bldg100%	67860	89740	89740	89740	89730
Totl100%	81290t	109140t	109140t	109140t	109130t
Cauvl00%					
Tax Value:					
Land 35%	4700	6790	6790	6790	6790
Bldg 35%	23750	31410	31410	31410	31410
Totl 35%	28450t	38200t	38200t	38200t	38200t
Hmstd35%	27860	36560	36560	36560	
Owner Oc	28.04	30.20	28.60	28.62	hmstd 6300 l 30260 b
Hmstd RB					
Net Tax	1076.20	1327.68	1285.40	1283.44	
Sp-Asmnt	28.98	28.98	40.02	40.02	

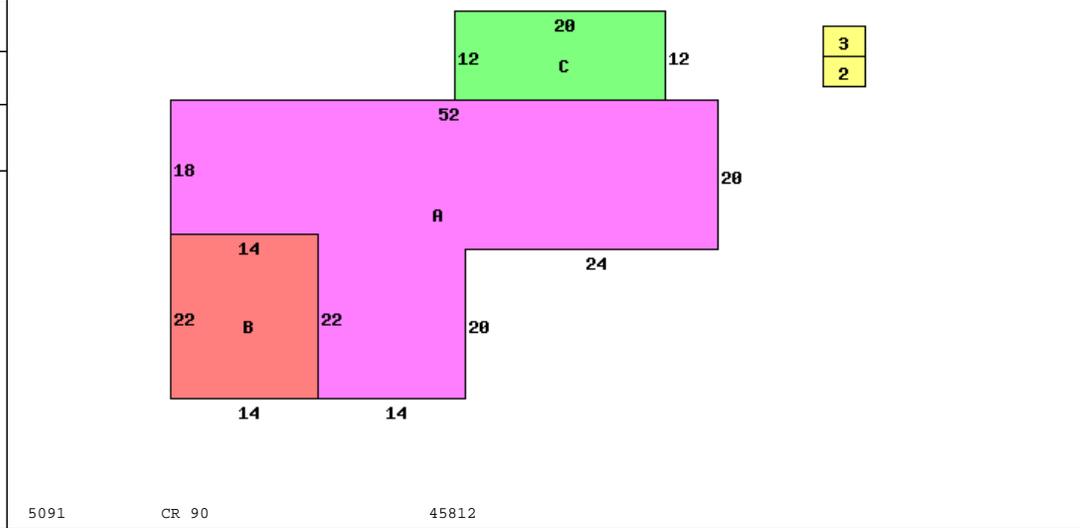
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		1292		b	ADDTN
1	F/C	A		308		c	PORCH
	DK	P		240	3600		

#: 44 L/W  
281200440000 .2767a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
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
2021	4700	23750	28450	1139.72
2020	4700	23750	28450	1155.92

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



Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1	Sq-Ft Value
Floor Level	1600 125710
Shingle	Subtotal 125710
	Roof GABLE
Plaster/Drywall	X
Floor/Hardwood	X
Floor/Carpet	X
Number of Rooms	6
Bedrooms	3
Fireplace	
Openings	1
Stacks	1
Central Heat	A
FORCED AIR	
Plumbing	
Standard	1
Fireplaces	2000
Extra Features	4100
Total Value	131810
PUB ELECTRIC	
PUB GAS	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
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	1600		D+	OLD/GD	.40		80670
2 Garage		24X24	576	C	1978AV	.65		5800
3 Lean-To		20X24	480	C	2020AV	.15		3260
homesite	1.0000	effective	depth	actual	effective	extended	true	value
small acreage	.2800	frontage	depth	rate	rate	value	value	
				18000	18000	18000	18000	
				5000	5000	1400	1400	

5091 CR 90 45812

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