

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	

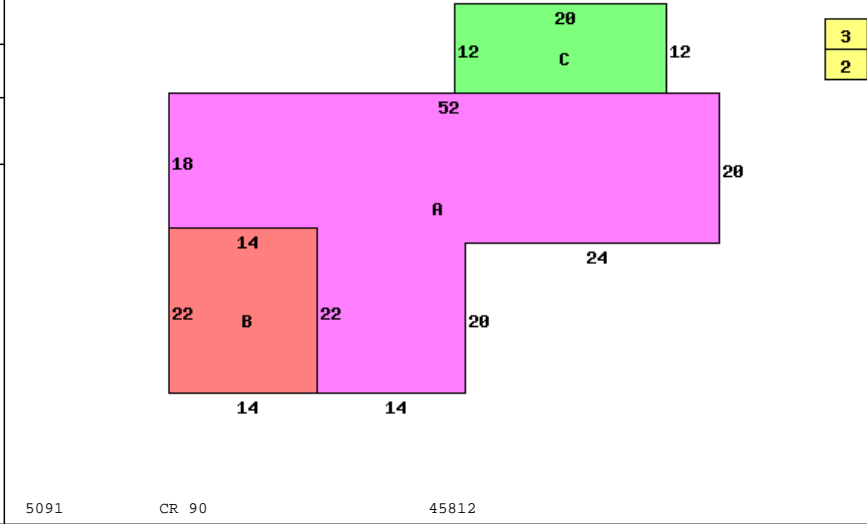
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		1292		b	ADDTN
1	F/C	A		308		c	PORCH
	DK	P		240	3600		

#: 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



5091 CR 90 45812

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	
small acreage	.2800	frontage	depth	rate	rate	value	value	
				18000	18000	18000	18000	
				5000	5000	1400	1400	