MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-170014.0000 RES
J54 2026

sale

2023	ALLEN RICHARD K	1992-08-13
2024	ALLEN RICHARD K	1992-08-13
2025	ALLEN RICHARD K	1992-08-13
2026	ALLEN RICHARD K	1992-08-13 PT TRACT 9 BREWERS NW PT
	8034 SR 235	1WD LOT 9 S17 .89A
		$45,000
	ALGER OH 45812	

Eff Rate: – 38.85 — 37.53 — 37.48 — 37.48 — a/r

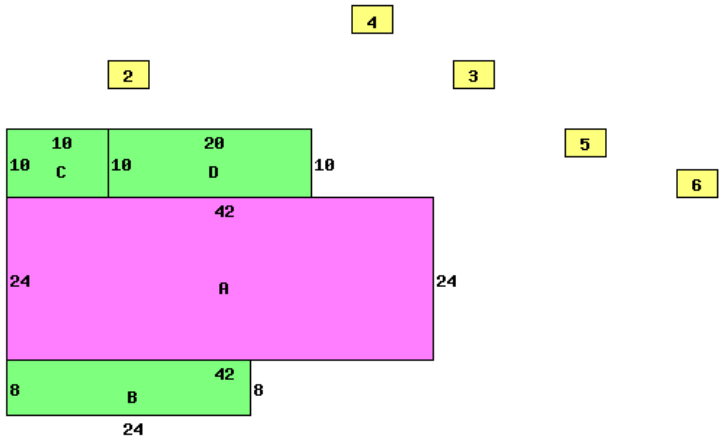
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	.8900	.8900	.8900	.8900	.8900			
Land100%	17110	17110	17110	17110		17110	19660	19670
Bldg100%	78060	78060	78060	78060		78060	110370	110360
Totl100%	95170t	95170t	95170t	95170t		95170t	130030t	130030t
Cauv100%								
Tax Value:								
Land 35%	5990	5990	5990	5990		5990	6880	6880
Bldg 35%	27320	27320	27320	27320		27320	38630	38630
Totl 35%	33310t	33310t	33310t	33310t		33310t	45510t	45510t
Hmstd35%	33100	33100	33100	33100		33100	45300	
Owner Oc	27.34	25.90	25.90	25.90	25.90	hmstd 5990 l	27110 b	
Hmstd RB		329.46	340.70	340.70	340.70			
Net Tax	1156.72	790.44	777.50	777.50	777.50			
Sp-Asmnt	29.82	55.24	55.24	55.24				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1008		a	*MAIN
	OFP	P		192	5760	b	PORCH
	PAT	P		100	300	c	PORCH
	EFP	P		200	8000	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
757	1	1992-08-13		1WD	45000	0	40600

Year	Land	Bldg	Total	Net Tax
2022	4190	22970	27160	1027.06
2021	4190	22970	27160	1087.66

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



8034 SR 235 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1008	101460
	Subtotal			101460
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Extra Features	14060
Floor/Carpet	X	Total Value	115520
Number of Rooms	4		
Bedrooms	2	PUB ELECTRIC	
		PUB WATER	
Central Heat	A	PRIV SEWER	
ELECTRIC		Topo: STEEP	
Plumbing			
Standard	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		1008		D+	1979FR	98190	.38		103490
2	Garage		20X32	640		D	1984FR	12290	.70		6270
3	Poultry Ho	*SV 0	12X18	216			1984AV	500			500
4	MH/STAMP	*	14X56	784			OLD/	0			0
5	Shed	*SV	14X24	336			OLD/FR	100			100
6	Shed	*PP	10X12	0			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	.8900				20700	20700	19670	19670

Call Back: Sign: PSN Date: 2015-04-28 Lister: 28-170014.0000-v082020R