

MARION TWP
UPPER SCIOTO SD

00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-170018.0000
J53

RES
2025

sale

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

2022 SIMON CHRISTOPHER P	2002-12-11
2023 SIMON CHRISTOPHER P	2002-12-11
2024 SIMON CHRISTOPHER P	2002-12-11
2025 SIMON CHRISTOPHER P	2002-12-11
8039 CR 35	PT NE 1/4 BREWERS LOT 1
	LWD S17 2.00A
	\$34,900
ALGER OH 45812	

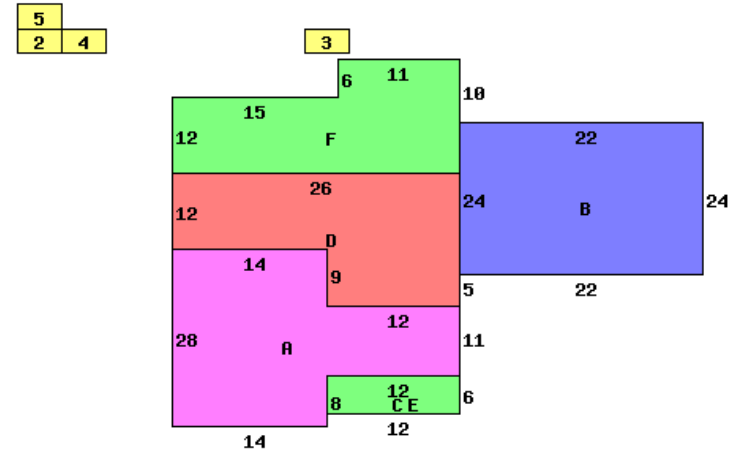
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	2.0000	2.0000	2.0000	2.0000	
Land100%	15600	23000	23000	23000	23000
Bldg100%	66400	122400	122400	122400	122400
Totl100%	82000t	145400t	145400t	145400t	145400t
Cauv100%					
Tax Value:					
Land 35%	5460	8050	8050	8050	8050
Bldg 35%	23240	42840	42840	42840	42840
Totl 35%	28700t	50890t	50890t	50890t	50890t
Hmstd35%	25290	42260	42260	42260	
Owner Oc	25.46	34.90	33.06	33.08	
Hmstd RB					hmstd 6300 l 35960 b
Net Tax	1088.48	1774.06	1717.46	1714.84	
Sp-Asmnt	31.59	31.59	65.78	64.23	

SHB+	CON	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1H	F/C	M		524		b	GRAGE
	F2	G		528	12670	c	PORCH
	OFF	P		72	2160	d	ADDTN
1	F/C	A		420		e	ADDTN
F	F	A		72		f	PORCH
	DK	P		378	5670		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
658	1	2002-12-11	SIMON CHRISTOPHER P	LWD	34900	10860	37460
628	1	2002-11-19	ALTEGRA CREDIT COMPANY	IDD	40000	10860	37460
60	1	1995-01-26	BOWDLE JOHN H	LWD *	19000	0	25710
205	1	1989-03-16		LUN *	0	0	22310

Year	Land	Bldg	Total	Net Tax
2021	5460	23240	28700	1152.74
2020	5460	23240	28700	1169.14

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



8039 CR 35 45812

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1H	Sq-Ft Value
Floor Level	
Main	FRAME 944 103390
Full Upper	FRAME 72 9320
Part Upper	FRAME 524 27370
Subtotal	140080
Shingle	Roof GABLE
Unfinished Wall	X X Heating -2020
Floor/Carpet	X Garages and Carports 12670
Floor/Tile-Lino	L Extra Features 7830
Number of Rooms	4 2 Total Value 158560
Bedrooms	1 2
Plumbing	PUB ELECTRIC
Standard	1 PUB GAS
	PUB WATER
	PRIV SEWER
	Neighborhood:
	Code: 2800
	Dwl/Gar/NC% 1.2000

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1H F/C	PtxFt	Area	Grade	Cond Value	Dpr	Dpr	Value
2 Pole Build		30X30	900	C	1920GD 142700	.40		102740
4 Pole Barn		30X40	1200	C	2020AV 10800	.15		9180
5 Lean-To		10X40	400	C	2007AV 14400	.45		7920
					2017AV 3200	.20		2560
homesite	1.0000	effective	depth	actual	effective	extended	true	
small acreage	1.0000	frontage	depth	rate	rate	value	value	
				18000	18000	18000	18000	
				5000	5000	5000	5000	