MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-170025.0000 RES
J43 2026

sale

2023 BEAMER ROBERT	2020-06-30	
2024 BEAMER ROBERT	2020-06-30	
2025 BEAMER ROBERT	2020-06-30	
2026 BEAMER ROBERT	2020-06-30	TRACT 8 BREWERS NE4 LOT
8225 CR 35	1WD	8 S17 2.714A
	$43,000	
ALGER OH 45812		

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

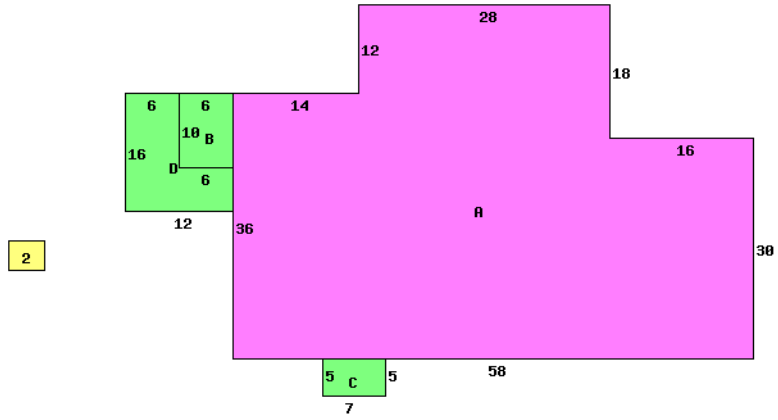
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres	3.1900	3.1900	3.1900	3.1900	3.1900			
Land100%	28940	28940	28940	28940		28940	31660	31650
Bldg100%	87890	87890	87890	87890		87890	124510	124510
Totl100%	116830t	116830t	116830t	116830t		116830t	156170t	156160t
Cauv100%								
Tax Value:								
Land 35%	10130	10130	10130	10130		10130	11080	11080
Bldg 35%	30760	30760	30760	30760		30760	43580	43580
Totl 35%	40890t	40890t	40890t	40890t		40890t	54660t	54660t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1453.50	1406.54	1404.44	1404.44	1404.44			
Sp-Asmnt	37.11	67.10	63.89	63.89				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		2328		a	*MAIN
	OFP	P		60	1800	b	PORCH
	OFP	P		35	1050	c	PORCH
	DK	P		132	1980	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
274	1	2020-06-30	BEAMER ROBERT	1WD	*	43000	18570	60030
357	1	2004-06-23	RISNER MICHAEL D II	1ED		74460	14230	62510
752	4	1992-08-11		4WD	*	0	0	4510

Year	Land	Bldg	Total	Net Tax
2022	6710	26010	32720	1269.98
2021	6710	26010	32720	1344.98

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



8225 CR 35 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	2328	154980
	Subtotal			154980
Shingle	Roof	HIP		

B 1 2 U A

Panelled Wall	X	Air Conditioning	4000
Floor/Carpet	X	Plumbing	2100
Number of Rooms	9	Extra Features	4830
Bedrooms	3	Total Value	165910
Central Heat	A	PUB ELECTRIC	
FORCED AIR		PRIV WATER	
Central A/C	A	PRIV SEWER	
Plumbing		PUB PAVED ST/RD	
Standard	1		
Extra 3 Fixture	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		2328		C-	OLD/AV	149320	.55		114230
2	Garage		24X30	720		C	1958AV	17280	.65		10280

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	2.1900				5000	5000	10950	10950

Call Back: Sign: PSN Date: 2015-04-28 Lister: 28-170025.0000-v082020R