

MARION TWP
UPPER SCIOTO SD

00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-170029.0000
J05

RES
2025

sale

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

2022 CUSTER GARY D	2008-09-11				
2023 CUSTER GARY D	2008-09-11				
2024 CUSTER GARY D	2008-09-11				
2025 CUSTER GARY D	2008-09-11	PT S1/2 S1/2 SE1/4 S17			
8875 CR 35	1WD	2.472A			
ALGER OH 45812	\$0				

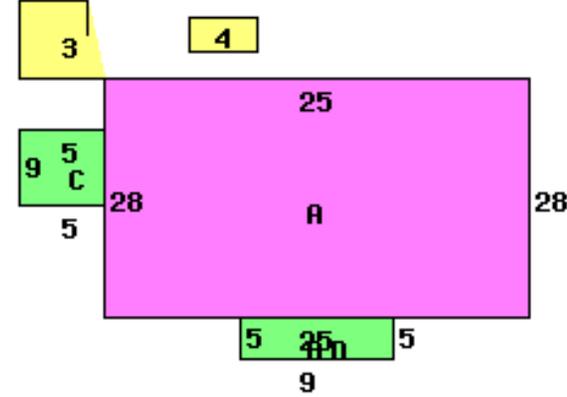
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	2.4700	2.4700	2.4700	2.4700	
Land100%	17000	25340	25340	25340	25350
Bldg100%	18740	21710	21710	21710	21700
Totl100%	35740t	47060t	47060t	47060t	47050t
Cauv100%					
Tax Value:					
Land 35%	5950	8870	8870	8870	8870
Bldg 35%	6560	7600	7600	7600	7590
Totl 35%	12510t	16470t	16470t	16470t	16470t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	485.56	585.46	566.54	565.70	
Sp-Asmnt	26.03	26.03	43.29	43.29	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		700		a	*MAIN
	CAN	P		45	360	b	PORCH
	STP	P		45	180	c	PORCH
	PAT	P		45	140	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
326	1	2008-09-11	CUSTER GARY D	1WD *	0	14310	19600
211	1	2004-05-21	CUSTER MARLENE & GARY D	1WD *	0	12200	16400
1171	1	1992-12-21		1WD *	15000	0	13710
567	1	1992-06-18		1UN *	0	0	13710
453	0	1988-06-21			0	0	13710

Year	Land	Bldg	Total	Net Tax
2021	5950	6560	12510	514.22
2020	5950	6560	12510	521.54

Project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
171 COTTONWOOD JT. DITCH #958 -			XA/2025
910 COTTONWOOD CONSERVANCY			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025



8875 CR 35 45812

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level	700	90550
Metal	Subtotal	90550
	Roof	
Plaster/Drywall X	Main	FRAME
Panelled Wall X	Subtotal	
Floor/Pine X	Roof	GABLE
Number of Rooms 4	B 1 2 U A	
Bedrooms 2		
Plumbing Standard 1		
	Heating -830	
	Extra Features 680	
	Total Value 90400	
	PUB ELECTRIC	
	PRIV WATER	
	PRIV SEWER	
	PUB PAVED ST/RD	
	Neighborhood:	
	Code: 2800	
	Dwl/Gar/NC% 1.2000	

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C			D	1910PR	72320	.75	Dpr	21700
3 Shed	*NV	12X14	168		OLD/VP	0			0
4 Shed	*PP	12X12	144		OLD/PR	0			0
homesite	1.0000	effective	depth	actual	effective	extended	value	value	value
small acreage	1.4700	frontage	depth	rate	rate	value	18000	18000	18000
				5000	5000	7350	7350	7350	7350