

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

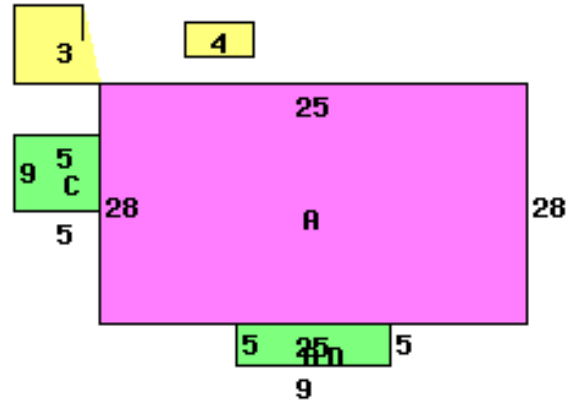
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	2.4700	2.4700	2.4700	2.4700	
Land100%	17000	25340	25340	25340	25350
Bldg100%	18740	21710	21710	21710	21700
Totl100%	35740t	47060t	47060t	47060t	47050t
Cauvl00%					
Tax Value:					
Land 35%	5950	8870	8870	8870	8870
Bldg 35%	6560	7600	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	a	*MAIN
1	F/C	M		700			
	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	Heating -830
Panelled Wall	X	Extra Features 680
Floor/Pine	X	Total Value 90400
Number of Rooms	4	
Bedrooms	2	
Plumbing		PUB ELECTRIC
Standard	1	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	700		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	
small acreage	1.4700	frontage	depth	rate	rate	value	value	value	
				18000	18000	18000	18000	18000	
				5000	5000	7350	7350	7350	

Call Back:

Sign: PSN Date: 2015-04-28 Lister:

28-170029.0000-v082020R