

MARION TWP  
UPPER SCIOTO SD

00270

Hardin County, Ohio  
Michael T. Bacon, Auditor

28-170030.0000  
J01

RES  
2025

sale

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

2022 HOLLON CHRIS RYAN SR	2015-08-21
2023 HOLLON CHRIS RYAN SR	2015-08-21
2024 HOLLON CHRIS RYAN SR	2015-08-21
2025 HOLLON CHRIS RYAN SR & 8977 CR 35	2015-08-21 PT S1/2 SE1/4 S17 10.258A 2SD
ALGER OH 45812	\$200,000

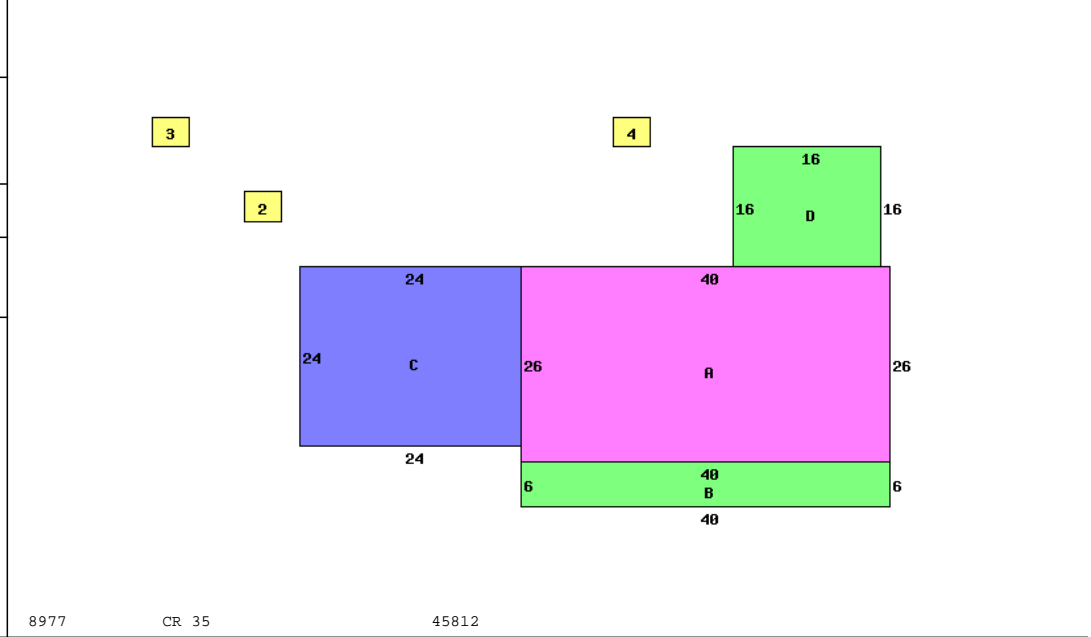
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	512	512	512	512	512
Acres	10.2600	10.2600	10.2600	10.2600	
Land100%	27510	42910	42910	42910	42910
Bldg100%	189340	228290	228290	228290	228290
Totl100%	216860t	271200t	271200t	271200t	271200t
Cauv100%					
Tax Value:					
Land 35%	9630	15020	15020	15020	15020
Bldg 35%	66270	79900	79900	79900	79900
Totl 35%	75900t	94920t	94920t	94920t	94920t
Hmstd35%	64030	76500	76500	75930	
Owner Oc	64.44	63.18	59.86	59.42	hmstd 6300 l 69630 b
Hmstd RB					
Net Tax	2881.52	3310.92	3205.22	3200.82	
Sp-Asmnt	31.29	31.29	98.61	95.66	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
LHB	F	M		1040		b	PORCH
	OFF	P		240	7200	c	GRAGE
	F	G		576	13820	d	PORCH
	DK	F		256	3840		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
412	2	2015-08-21	HOLLON CHRIS RYAN ST & BR	2SD	200000	25430	141630
146	2	1998-03-19	YOUNG LARRY D & LINDA A	2SD	144000	16660	60200
118	1	1994-02-14	STETTLER JAY A	LWD *	3500	0	12710
1199	1	1993-12-03	SMITH BETTY N	LWD *	13750	12710	0
786	1	1991-09-30		LUN *	0	16800	0
862	0	1985-12-05			0	0	28910

Year	Land	Bldg	Total	Net Tax
2021	9630	66270	75900	3051.58
2020	9630	66270	75900	3094.98

Project	ben acres	%	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
175 ELLIS JOINT #970 - SCIOTO RI			XA/2025
910 COTTONWOOD CONSERVANCY			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025



8977 CR 35 45812

Occupancy 1 Single Family			*DWELLING COMPUTATIONS	
Story Height	1H		Sq-Ft	Value
Floor Level	Main	FRAME	1040	104680
	Part Upper	FRAME	1040	38800
	Basement		1040	19390
	Subtotal			162870
Shingle	Roof	GABLE		
Plaster/Drywall	D D D	432 sq ft	Basement Finish	4870
Unfinished Wall	X		Air Conditioning	3640
Floor/Carpet	X X X		Plumbing	3500
Floor/Concrete	X		Garages and Carports	13820
Number of Rooms	3 3 2		Extra Features	11040
Bedrooms	1 2		Total Value	199740
Central Heat	A		PUB ELECTRIC	
FORCED AIR			PUB GAS	
Heat Pump	A		PRIV WATER	
Central A/C	A		PRIV SEWER	
Plumbing			PUB PAVED ST/RD	
Standard	1			
Extra 3 Fixture	1		Neighborhood:	
Extra 2 Fixture	1		Code:	2800
			Dwl/Gar/NC%	1.2000

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B F	2512		C	1995VG	199740	.17		198940
2 Pole Build		44X84	3696	C	2003AV	55440	.50		27720
3 P	CAN	12X20	240	C	2020AV	1920	.15		1630
4 POND	*.36A		0		2017AV	0			0
homesite		acres/	effective	depth	actual	effective	extended	true	
small acreage		frontage	frontage	depth	rate	rate	value	value	
		1.0000			18000	18000	18000	18000	
		9.2600			5000	2690	24910	24910	

Call Back: Sign: PSN Date: 2015-04-28 Lister: 28-170030.0000-v082020R