MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-170030.0000 RES
J01 2026

sale

2023	HOLLON CHRIS RYAN SR	2015-08-21
2024	HOLLON CHRIS RYAN SR	2015-08-21
2025	HOLLON CHRIS RYAN SR	2015-08-21
2026	HOLLON CHRIS RYAN SR &	2015-08-21 PT S1/2 SE1/4 S17 10.258A
	8977 CR 35	2SD
		$200,000
	ALGER OH 45812	

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

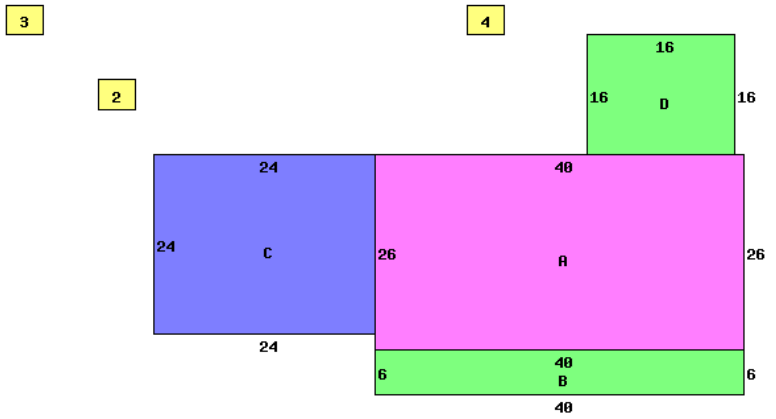
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	512	512	512	512	0	512	512	512
Acres	10.2600	10.2600	10.2600	10.2600	10.2600			
Land100%	42910	42910	42910	42910		42910	45600	45610
Bldg100%	228290	228290	228290	228290		228290	311170	311180
Totl100%	271200t	271200t	271200t	271200t		271200t	356770t	356790t
Cauv100%								
Tax Value:								
Land 35%	15020	15020	15020	15020		15020	15960	15960
Bldg 35%	79900	79900	79900	79900		79900	108910	108910
Totl 35%	94920t	94920t	94920t	94920t		94920t	124870t	124880t
Hmstd35%	76500	76500	75930	75930		75930	105890	
Owner Oc	63.18	59.86	59.42	59.42	59.42	hmstd 6300 l	69630 b	
Hmstd RB								
Net Tax	3310.92	3205.22	3200.82	3200.82	3200.82			
Sp-Asmnt	31.29	98.61	95.66	95.66				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		1040		a	*MAIN
	OFP	P		240	7200	b	PORCH
	F	G		576	13820	c	GRAGE
	DK	P		256	3840	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
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	1WD	*	3500	0	12710
1199	1	1993-12-03	SMITH BETTY N	1WD		13750	12710	0
786	1	1991-09-30		1UN	*	0	16800	0
862	0	1985-12-05			*	0	0	28910

Year	Land	Bldg	Total	Net Tax
2022	9630	66270	75900	2881.52
2021	9630	66270	75900	3051.58

p r o j e c t		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

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1040	104680
	Part Upper	FRAME	1040	38800
	Basement		1040	19390
	Subtotal			162870
Shingle	Roof	GABLE		

	B	1	2	U	A			
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%		1.7000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value	
1	DWELLING	1 B F		2512		C	1995VG	199740	.17		281830	
2	Pole Build		44X84	3696		C	2003AV	55440	.50		27720	CONCRET FL ELECTRIC
3	P	CAN	12X20	240		C	2020AV	1920	.15		1630	
4	POND	*.36A		0			2017AV	0			0	

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	9.2600				5000	2690	24910	24910

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