MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-170042.0000 RES
J07 2025

sale

2022 WEBB JOSHUA A	2009-04-22
2023 WEBB JOSHUA A	2009-04-22
2024 WEBB JOSHUA A	2009-04-22
2025 WEBB JOSHUA A	2009-04-22 PT S 1/2 S 1/2 SE 1/4 17
8769 CR 35	1WD 2.00A
	$60,000
ALGER OH 45812	

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

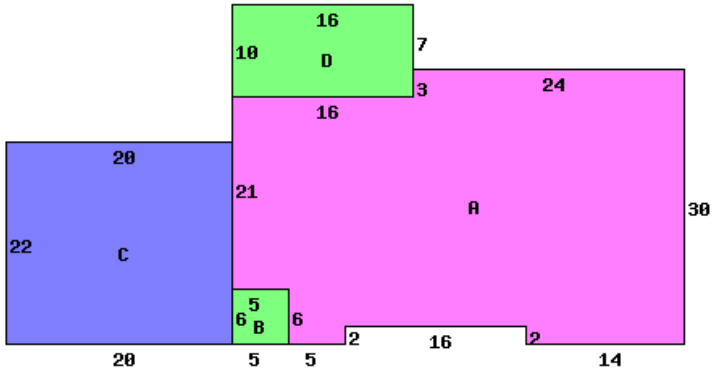
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	2.0000	2.0000	2.0000	2.0000	
Land100%	15600	23000	23000	23000	23000
Bldg100%	64030	74430	74430	74430	74430
Totl100%	79630t	97430t	97430t	97430t	97430t
Cauv100%					
Tax Value:					
Land 35%	5460	8050	8050	8050	8050
Bldg 35%	22410	26050	26050	26050	26050
Totl 35%	27870t	34100t	34100t	34100t	34100t
Hmstd35%	26820	32350	32350	32350	
Owner Oc	27.00	26.72	25.32	25.32	hmstd 6300 l 26050 b
Hmstd RB					
Net Tax	1054.74	1185.42	1147.66	1145.92	
Sp-Asmnt	27.14	27.14	53.94	53.94	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1090		a	*MAIN
	OP	P		30	900	b	PORCH
	F2	G		440	10560	c	GRAGE
	PAT	P		160	480	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
135	1	2009-04-22	WEBB JOSHUA A	1WD	60000	13490	41170
444	1	2005-07-08	DELONG LAWRENCE ALBERT &	1FD	38000	10860	33970

Year	Land	Bldg	Total	Net Tax
2021	5460	22410	27870	1117.00
2020	5460	22410	27870	1132.88

p r o j e c t		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			



8769 CR 35 45812

Occupancy 1 Single Family

Story Height 1
Floor Level
Shingle

	Main	FRAME	1090	104860
	Subtotal			104860
	Roof	GABLE		

*DWELLING COMPUTATIONS

B 1 2 U A

Plaster/Drywall	X
Panelled Wall	X
Floor/Pine	X
Number of Rooms	5
Bedrooms	2
Central Heat	A
FORCED AIR	
Central A/C	A
Plumbing	
Standard	1

Air Conditioning	2020
Garages and Carports	10560
Extra Features	1380
Total Value	118820

PUB ELECTRIC
PUB GAS
PRIV WATER
PRIV SEWER
PUB PAVED ST/RD

Neighborhood:
Code: 2800
Dwl/Gar/NC% 1.2000

	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		1090		C-	1956AV	106940	.42		74430

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				18000	18000	18000	18000
small acreage	1.0000				5000	5000	5000	5000

Call Back: Sign: PSN Date: 2015-04-28 Lister: 28-170042.0000-v082020R