MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-170042.0000 RES
J07 2026

sale

2023 WEBB JOSHUA A	2009-04-22	
2024 WEBB JOSHUA A	2009-04-22	
2025 WEBB JOSHUA A	2009-04-22	
2026 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:– 38.85 — 37.53 — 37.48 — 37.48 — a/r

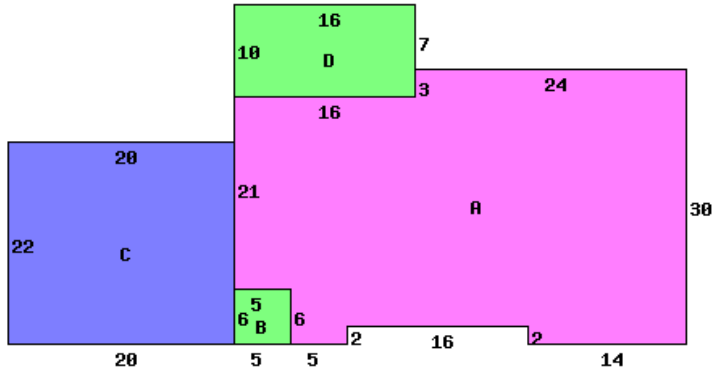
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	2.0000	2.0000	2.0000	2.0000	2.0000			
Land100%	23000	23000	23000	23000		23000	25710	25700
Bldg100%	74430	74430	74430	74430		74430	105430	105440
Totl100%	97430t	97430t	97430t	97430t		97430t	131140t	131140t
Cauv100%								
Tax Value:								
Land 35%	8050	8050	8050	8050		8050	9000	9000
Bldg 35%	26050	26050	26050	26050		26050	36900	36900
Totl 35%	34100t	34100t	34100t	34100t		34100t	45900t	45900t
Hmstd35%	32350	32350	32350	32350		32350	44150	
Owner Oc	26.72	25.32	25.32	25.32	25.32	hmstd 6300 l	26050 b	
Hmstd RB								
Net Tax	1185.42	1147.66	1145.92	1145.92	1145.92			
Sp-Asmnt	27.14	53.94	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
2022	5460	22410	27870	1054.74
2021	5460	22410	27870	1117.00

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			



8769 CR 35 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1090	104860
	Subtotal			104860
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Air Conditioning	2020
Panelled Wall	X	Garages and Carports	10560
Floor/Pine	X	Extra Features	1380
Number of Rooms	5	Total Value	118820
Bedrooms	2		
		PUB ELECTRIC	
Central Heat	A	PUB GAS	
FORCED AIR		PRIV WATER	
Central A/C	A	PRIV SEWER	
Plumbing		PUB PAVED ST/RD	
Standard	1		
		Neighborhood:	
		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 F/C		1090		C-	1956AV	106940	.42		105440

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

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

28-170042.0000-v082020R