

MARION TWP
UPPER SCIOTO SD

00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-170045.0000
J51

RES
2025

sale

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

2022 MINIX STRATTON & BONN	
2023 MINIX STRATTON & BONN	
2024 MINIX STRATTON & BONN	
2025 CARRINGTON MORTGAGE SER	2024-12-31 PT NE4 BREWERS E PT LOT
8083 CR 35	1SH 3 S17 .379A
ALGER OH 45812	\$87,904

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	561	561	561	561	561	561
Acres	.3800	.3800	.3800	.3800	.3800	
Land100%	8060	11510	11510	11510	11510	11520
Bldg100%	107860	145370	145370	145370	145370	145370
Totl100%	115910t	156890t	156890t	156890t	156890t	156890t
Cauvl00%						

2026 JORDAN TODD J & VONDA L	2025-12-08
8083 CR 35	1SW
ALGER OH 45812	

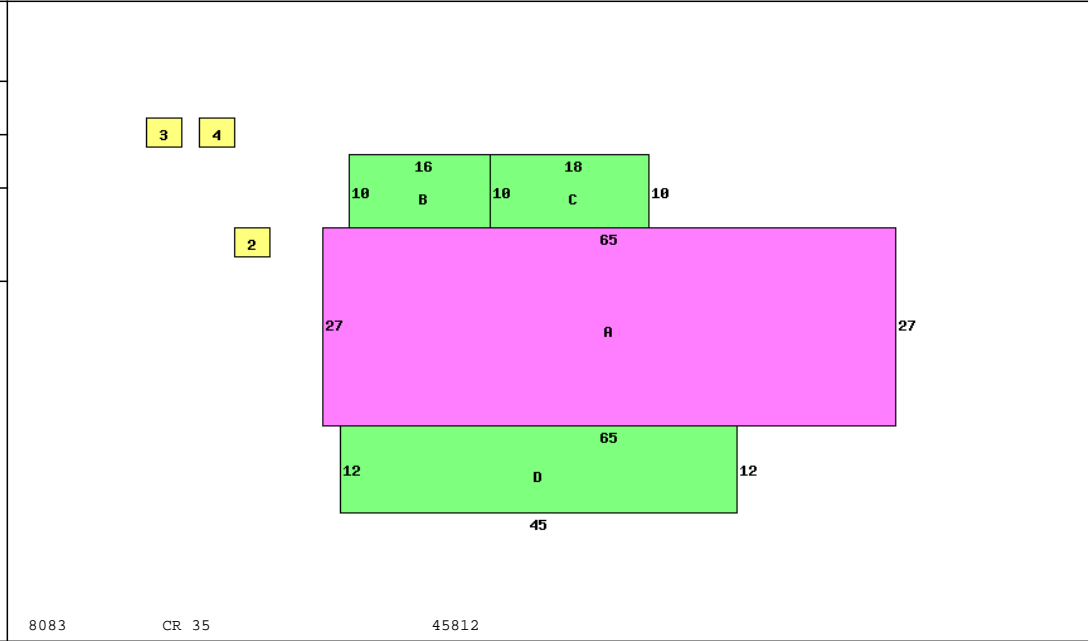
Tax Value:						
Land 35%	2820	4030	4030	4030	4030	4030
Bldg 35%	37750	50880	50880	50880	50880	50880
Totl 35%	40570t	54910t	54910t	54910t	54910t	54910t
Hmstd35%						
Owner Oc	40.84	45.34	42.96			
Hmstd RB	330.82	318.38	329.46			
Net Tax	1203.00	1588.14	1516.38	1886.00	1886.00	
Sp-Asmnt	30.64	30.64	66.34	66.34		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE			
1	F	M		1755		a	*MAIN	
	CAN	P		160	1280	b	PORCH	
	OFF	P		180	5400	c	PORCH	
	OFF	P		540	16200	d	PORCH	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
555	1	2025-12-08	JORDAN TODD J & VONDA L	1SW	110000	11510	145370
583	1	2024-12-31	CARRINGTON MORTGAGE SERVI	1SH	87904	11510	145370

Year	Land	Bldg	Total	Net Tax
2021	2820	37750	40570	1274.00
2020	2820	37750	40570	1292.14

p r o j e c t		ben acres	/	%	factor
902	MAIN DISTRICT CONSERVANCY				XA/2025
176	BRANSTETTER - SCIOTO				XA/2025
358	JACOBS-SCIOTO RIVER				XA/2025
500	HARDIN COUNTY LANDFILL				XA/2025
910	COTTONWOOD CONSERVANCY				XA/2025



8083 CR 35 45812

Occupancy 4 M/H on Real Estate	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level	1755	128100
Metal Roof		128100
Plaster/Drywall	D	Air Conditioning 3050
Floor/Carpet	X	Plumbing 2100
Floor/Tile-Lino	L	Extra Features 22880
Number of Rooms	5	Total Value 156130
Bedrooms	3	
Central Heat	A	PUB ELECTRIC
ELECTRIC		PUB WATER
Central A/C	A	PRIV WATER
Plumbing		PRIV SEWER
Standard	1	PUB PAVED ST/RD
Extra 3 Fixture	1	Neighborhood:
		Code: 2800
		Dwl/Gar/NC% 1.2000

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 MH/REAL	1	1755		MHD	2011AV	124900	.11	Dpr	133390
2 Garage		20X40	800	D	2011AV	15360	.35		11980
3 Shed	*NV	8X10	0		OLD/	0			0
4 Shed	*NV	10X12	0		OLD/	0			0
homesite	acres/	effective	depth	actual	effective	extended	true		
	frontage	frontage	depth	factor	rate	value	value		
	.3800				18000	18000	11520		11520

Call Back: Sign: PSN Date: 2014-07-29 Lister: 28-170045.0000-v082020R