MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-170045.0000 RES
J51 2026

sale

2023	MINIX STRATTON & BONN	
2024	MINIX STRATTON & BONN	
2025	CARRINGTON MORTGAGE S	2024-12-31
2026	CARRINGTON MORTGAGE SER	2024-12-31 PT NE4 BREWERS E PT LOT
	8083 CR 35	1SH 3 S17 .379A
		$87,904
	ALGER OH 45812	

2027	JORDAN TODD J & VONDA L	2025-12-08
	8083 CR 35	1SW
	ALGER OH 45812	

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

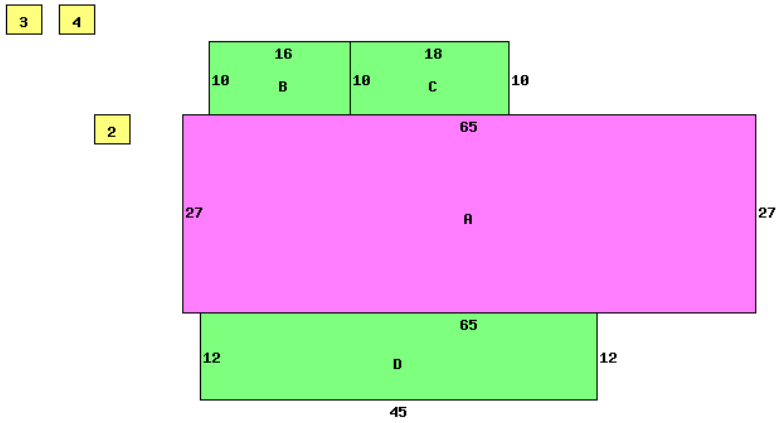
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	561	561	561	561	0	561	561	561
Acres	.3800	.3800	.3800	.3800	.3800			
Land100%	11510	11510	11510	11510		11510	13260	13250
Bldg100%	145370	145370	145370	145370		145370	205940	205940
Totl100%	156890t	156890t	156890t	156890t		156890t	219200t	219190t
Cauv100%								
Tax Value:								
Land 35%	4030	4030	4030	4030		4030	4640	4640
Bldg 35%	50880	50880	50880	50880		50880	72080	72080
Totl 35%	54910t	54910t	54910t	54910t		54910t	76720t	76720t
Hmstd35%								
Owner Oc	45.34	42.96						
Hmstd RB	318.38	329.46						
Net Tax	1588.14	1516.38	1886.00	1886.00	1886.00			
Sp-Asmnt	30.64	66.34	66.34	66.34				

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

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
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
2022	2820	37750	40570	1203.00
2021	2820	37750	40570	1274.00

project		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

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1755	128100
	Subtotal			128100
Metal	Roof	GABLE		

B 1 2 U A

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		
		PUB ELECTRIC	
Central Heat	A	PUB WATER	
ELECTRIC		PRIV WATER	
Central A/C	A	PRIV SEWER	
Plumbing		PUB PAVED ST/RD	
Standard	1		
Extra 3 Fixture	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	MH/REAL	1		1755		MHD	2011AV	124900	.11		188970
2	Garage		20X40	800		D	2011AV	15360	.35		16970
3	Shed	*NV	8X10	0			OLD/	0			0
4	Shed	*NV	10X12	0			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	.3800				20700	20700	13250	13250

Call Back: Sign: PSN Date: 2014-07-29 Lister:

28-170045.0000-v082020R