

MARION TWP  
UPPER SCIOTO SD

00270

Hardin County, Ohio  
Michael T. Bacon, Auditor

28-170050.0000  
J44

RES  
2025

sale

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

2022 RIDENOUR TAVA & PATRI	2018-09-28
2023 RIDENOUR TAVA & PATRI	2018-09-28
2024 RIDENOUR TAVA & PATRI	2018-09-28
2024 RIDENOUR TAVA & PATRI	2018-09-28
2025 RIDENOUR TAVA & PATRICK	2018-09-28
8223 CR 35	PT TRACT 7-8 BREWERS ADDT
	1SD 4.476A
	\$11,000
ALGER OH 45812	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	4.4760	4.4760	4.4760	4.4760	
Land100%	21230	32370	32370	32370	32360
Bldg100%	79490	97830	97830	97830	97830
Totl100%	100710t	130200t	130200t	130200t	130190t
Cauvl00%					
Tax Value:					
Land 35%	7430	11330	11330	11330	11330
Bldg 35%	27820	34240	34240	34240	34240
Totl 35%	35250t	45570t	45570t	45570t	45570t
Hmstd35%	23260	29320	29320	29320	
Owner Oc	23.42	24.22	22.94	22.94	hmstd 6300 l 23020 b
Hmstd RB					
Net Tax	1344.76	1595.64	1544.60	1542.26	
Sp-Asmnt	78.48	78.48	94.34	92.52	

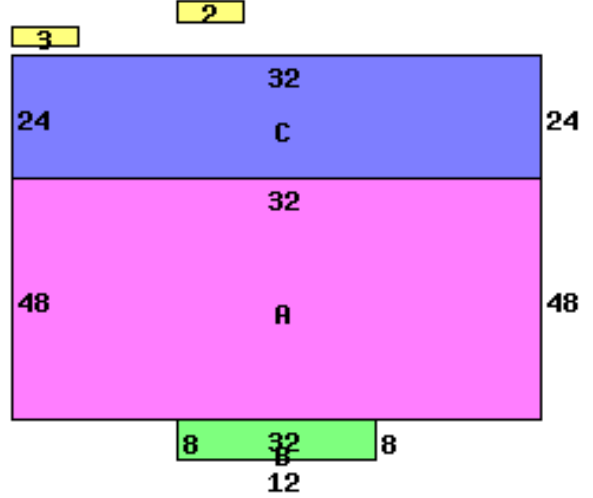
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	B/C	M		1536		a	*MAIN
	OPF	P		96	2880	b	PORCH
	M	G		768	21500	c	GRAGE

#: 23,24,52,53,65 L/W  
 TRANSFER #473 IS PARCELS 28-170023,24,52,65 FOR \$39,000  
 TRANSFER #474 IS PARCELS 28-170050,53 FOR \$11,000  
 2019 N/C HOUSE HAS 2 FULL BATHS, 2 BEDROOMS, ALL VINYL FLOORING,HEAT  
 NO A/C AT THIS TIME. THEY ARE LIVING IN IT  
 281700230000 1.00a  
 281700240000 1.63a  
 281700520000 1.37a  
 281700530000 .37a  
 281700650000 .476a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
474	1	2018-09-28	RIDENOUR TAVA & PATRICK	1SD	11000	22430	23400
473	1	2018-09-28	RIDENOUR TAVA & PATRICK	1TD	39000	22430	23400

Year	Land	Bldg	Total	Net Tax
2021	7430	27820	35250	1424.14
2020	7430	27820	35250	1444.40

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



8223 CR 35 45812

Occupancy	1 Single Family	*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	BRICK	1536 133420
Metal	Subtotal		133420
	Roof	GABLE	
Plaster/Drywall	X	Plumbing	1400
Floor/Hardwood	X	Garages and Carports	21500
Number of Rooms	1	Extra Features	2880
		Total Value	159200
Central Heat	A		
FORCED AIR		PUB ELECTRIC	
Plumbing		PRIV WATER	
Standard	1	PRIV SEWER	
Extra 2 Fixture	1	PUB PAVED ST/RD	
		Neighborhood:	
		Code:	2800
		Dwl/Gar/NC%	1.2000

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Phy	Fnc	True
1 DWELLING	1 B/C	1536	Rate	Cond	Dpr	Dpr	Value
2 Pole Build		40X60	Area	Grade	Value		
3 Shed		10X16	160	C	2019AV	.15	30600 ELECTRIC CONCRET FL
				D	2022AV	.05	1460
	acres/	effective	depth	actual	effective	extended	true
homesite	frontage	frontage	depth	rate	rate	value	value
small acreage	1.0000	3.4760	5000	18000	18000	18000	18000
				5000	4130	14360	14360

Call Back: Sign: PSN Date: 2015-04-28 Lister: 28-170050.0000-v082020R