

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 PT TRACT 7-8 BREWERS ADDT
8223 CR 35	1SD 4.476A
ALGER OH 45812	\$11,000

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	511	511	511	511	511	511
Acres	4.4760	4.4760	4.4760	4.4760	4.4760	
Land100%	21230	32370	32370	32370	32370	32360
Bldg100%	79490	97830	97830	97830	97830	97830
Totl100%	100710t	130200t	130200t	130200t	130200t	130190t
Cauv100%						
Tax Value:						
Land 35%	7430	11330	11330	11330	11330	11330
Bldg 35%	27820	34240	34240	34240	34240	34240
Totl 35%	35250t	45570t	45570t	45570t	45570t	45570t
Hmstd35%	23260	29320	29320	29320	29320	
Owner Oc	23.42	24.22	22.94	22.94	22.94	hmstd 6300 l 23020 b
Hmstd RB						
Net Tax	1344.76	1595.64	1544.60	1542.26	1542.26	
Sp-Asmnt	78.48	78.48	94.34	92.52		

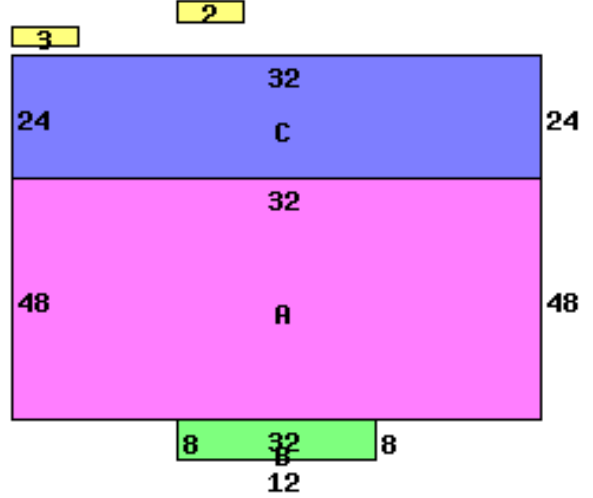
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	B/C	M		1536		b	PORCH
	OFF	P		96	2880	c	GRAGE
	M	G		768	21500		

#: 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

project	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	Roof GABLE 133420
Plaster/Drywall	X	Plumbing 1400
Floor/Hardwood	X	Garages and Carports 21500
Number of Rooms	1	Extra Features 2880
Central Heat	A	Total Value 159200
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	DixFt	Unit	Blt/Renov	Phy	Fnc	True
1 DWELLING	1 B/C	1536	Rate	Cond	Dpr	Dpr	Value
2 Pole Build		40X60	Area	Grade	Value	Value	Value
3 Shed		10X16	160	C	2019AV	36000	30600
				D	2022AV	1540	1460
		acres/	effective	depth	actual	effective	extended
homesite		frontage	depth	factor	rate	rate	value
small acreage		1.0000			18000	18000	18000
		3.4760			5000	4130	14360

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