MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-170050.0000 RES
J44 2026

sale

2023 RIDENOUR TAVA & PATRI	2018-09-28	
2024 RIDENOUR TAVA & PATRI	2018-09-28	
2025 RIDENOUR TAVA & PATRI	2018-09-28	
2026 RIDENOUR TAVA & PATRICK	2018-09-28 PT TRACT 7-8 BREWERS ADDT	
8223 CR 35	1SD	4.476A
	$11,000	
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	4.4760	4.4760	4.4760	4.4760	4.4760			
Land100%	32370	32370	32370	32370		32370	35060	35060
Bldg100%	97830	97830	97830	97830		97830	125230	125230
Totl100%	130200t	130200t	130200t	130200t		130200t	160290t	160290t
Cauv100%								
Tax Value:								
Land 35%	11330	11330	11330	11330		11330	12270	12270
Bldg 35%	34240	34240	34240	34240		34240	43830	43830
Totl 35%	45570t	45570t	45570t	45570t		45570t	56100t	56100t
Hmstd35%	29320	29320	29320	29320		29320	39860	
Owner Oc	24.22	22.94	22.94	22.94	22.94	hmstd 6300 l	23020 b	
Hmstd RB								
Net Tax	1595.64	1544.60	1542.26	1542.26	1542.26			
Sp-Asmnt	78.48	94.34	92.52	92.52				

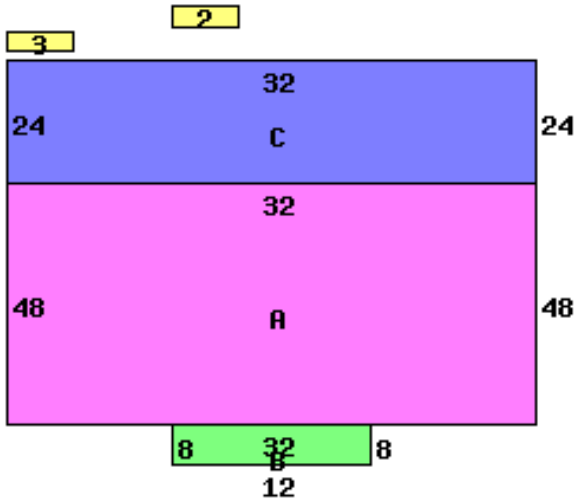
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	B/C	M		1536		a	*MAIN
	OFP	P		96	2880	b	PORCH
	M	G		768	21500	c	GRAGE

#: 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
28170023000 1.00a
28170024000 1.63a
28170052000 .37a
28170053000 .37a
28170065000 .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
2022	7430	27820	35250	1344.76
2021	7430	27820	35250	1424.14

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

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	BRICK	1536	133420
	Subtotal			133420
Metal	Roof	GABLE		

B 1 2 U A

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			
Plumbing		PUB ELECTRIC	
Standard	1	PRIV WATER	
Extra 2 Fixture	1	PRIV SEWER	
		PUB PAVED ST/RD	
		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 B/C		1536		C-	OLD/AV	143280	.55	.15	93170		
2	Pole Build		40X60	2400		C	2019AV	36000	.15		30600	ELECTRIC	CONCRET FL
3	Shed		10X16	160		D	2022AV	1540	.05		1460		

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	3.4760				5000	4130	14360	14360

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