MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-170057.0000 RES
J28 2025

## sale

| | | |
|---|---|---|
| 2022 | GOULD SETH D | 2009-12-31 |
| 2023 | GOULD SETH D | 2009-12-31 |
| 2024 | GOULD SETH D | 2009-12-31 |
| 2025 | GOULD SETH D | 2009-12-31 PT N1/2 SW1/4 S17 1.12A |
| | 8663 SR 235 | 1WD |
| | | $89,000 |
| | ALGER OH 45812 | |

## Eff Rate: – 42.84 — 38.85 — 37.53 — 37.48 — a/r

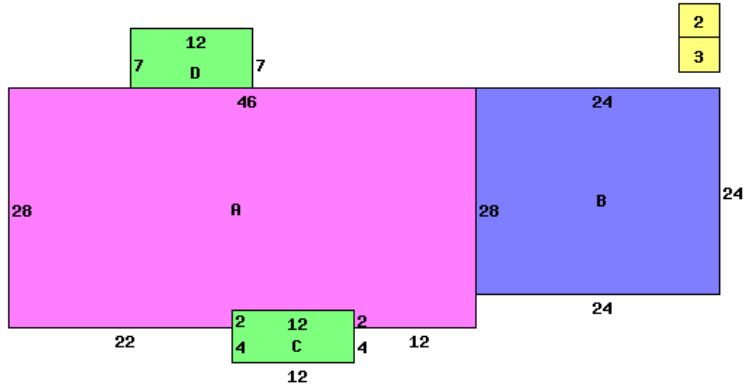
| Tax Year | 2022 | 2023 | 2024 | 2025 | CAMA |
|---|---|---|---|---|---|
| Prop Cls | 511 | 511 | 511 | 511 | 511 |
| Acres | 1.1200 | 1.1200 | 1.1200 | 1.1200 | |
| Land100% | 12970 | 18600 | 18600 | 18600 | 18600 |
| Bldg100% | 101290 | 117970 | 117970 | 117970 | 117970 |
| Totl100% | 114260t | 136570t | 136570t | 136570t | 136570t |
| Cauv100% | | | | | |
| Tax Value: | | | | | |
| Land 35% | 4540 | 6510 | 6510 | 6510 | 6510 |
| Bldg 35% | 35450 | 41290 | 41290 | 41290 | 41290 |
| Totl 35% | 39990t | 47800t | 47800t | 47800t | 47800t |
| Hmstd35% | 38100 | 45320 | 45320 | 44720 | |
| Owner Oc | 38.34 | 37.42 | 35.46 | 35.00 | hmstd 6300 l 38420 b |
| Hmstd RB | | | | | |
| Net Tax | 1513.82 | 1661.72 | 1608.78 | 1606.80 | |
| Sp-Asmnt | 24.66 | 24.66 | 55.72 | 55.72 | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1 B | F | M | | 1264 | | a | *MAIN |
| | F2 | G | | 576 | 13820 | b | GRAGE |
| | STP | P | | 72 | 290 | c | PORCH |
| | STP | P | | 84 | 340 | d | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|
| 602 | 1 | 2009-12-31 | GOULD SETH D | 1WD | 89000 | 10860 | 70710 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2021 | 4540 | 35450 | 39990 | 1603.12 |
| 2020 | 4540 | 35450 | 39990 | 1625.96 |

| project | | ben acres | / % | factor |
|---|---|---|---|---|
| 902 | MAIN DISTRICT CONSERVANCY XA/2025 | | | |
| 910 | COTTONWOOD CONSERVANCY XA/2025 | | | |
| 500 | HARDIN COUNTY LANDFILL XA/2025 | | | |




8663 SR 235 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1 | | | | |
| Floor Level | Main | FRAME | 1264 | 104500 |
| | Basement | | 1264 | 23400 |
| | Subtotal | | | 127900 |
| Shingle | Roof | GABLE | | |

B 1 2 U A

| | | | | |
|---|---|---|---|---|
| Plaster/Drywall | | X | Air Conditioning | 2280 |
| Unfinished Wall | X | | Garages and Carports | 13820 |
| Floor/Pine | | X | Extra Features | 1190 |
| Floor/Carpet | | X | Total Value | 145190 |
| Number of Rooms | 1 | 5 | | |
| Bedrooms | | 3 | PUB ELECTRIC | |
| | | | PRIV WATER | |
| Central Heat | | A | PRIV SEWER | |
| FORCED AIR | | | | |
| Central A/C | | A | Neighborhood: | |
| Plumbing | | | Code: | 2800 |
| Standard | 1 | | Dwl/Gar/NC% | 1.2000 |

| | 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 F | | 1264 | | C | 1957GD | 145190 | .37 | | 109760 | |
| 2 | Garage | | 24X30 | 720 | | C | 1981FR | 18000 | .70 | | 6480 | ROOF EXT |
| 3 | P | OFP | 8X24 | 192 | | C | 1981FR | 5760 | .70 | | 1730 | |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| homesite | 1.0000 | | | | 18000 | 18000 | 18000 | 18000 |
| small acreage | .1200 | | | | 5000 | 5000 | 600 | 600 |

Call Back: Sign: PSN Date: 2015-04-28 Lister: 28-170057.0000-v082020R