MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-320023.0000 RES
C18.01 2025

sale

2022	HORST EARL Z & COURTN	2015-11-12
2023	HORST EARL Z & COURTN	2015-11-12
2024	HORST EARL Z & COURTN	2015-11-12
2025	HORST EARL Z & COURTNEY	2015-11-12 N2 SE4 S32 34.76A
	11713 SR 235	1SD
		$203,000
	HARROD OH 45850	

Orig Tax Year 2016
Parent: 28-320009.0000

Eff Rate: 42.84 38.85 37.53 37.48 a/r

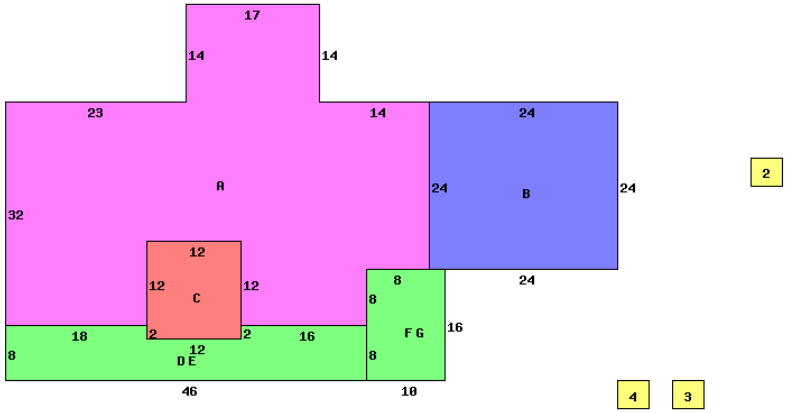
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	514	514	514	514	514
Acres	34.7600	34.7600	34.7600	34.7600	
Land100%	63030	113800	113800	113800	113790
Bldg100%	247340	322490	322490	322490	322490
Totl100%	310370t	436290t	436290t	436290t	436280t
Cauv100%					
Tax Value:					
Land 35%	22060	39830	39830	39830	39830
Bldg 35%	86570	112870	112870	112870	112870
Totl 35%	108630t	152700t	152700t	152700t	152700t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	4216.32	5427.96	5252.58	5244.80	
Sp-Asmnt	58.87	58.87	130.06	130.06	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1758		a	*MAIN
	F	G		576	13820	b	GRAGE
2 B	F	A		168		c	ADDTN
	OFP2	P		344	10320	d	PORCH
	PAT	P		344	1030	e	PORCH
	OFP	P		160	4800	f	PORCH
	BAS	P		160	480	g	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
590	1	2015-11-12	HORST EARL Z & COURTNEY E	1SD	203000	0	0

Year	Land	Bldg	Total	Net Tax
2021	22060	86570	108630	4465.28
2020	22060	86570	108630	4528.80

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
232 DUNLAP #985 - SCIOTO RIVER	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



11713 SR 235 45850

Occupancy 1 Single Family

Story Height 1

Floor Level			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME	1926	134650
	Full Upper	FRAME	168	17820
	Basement		1926	35500
	Subtotal			187970
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	800 sq ft	Basement Finish	8660
Unfinished Wall	D		Air Conditioning	3580
Floor/Hardwood	X		Plumbing	1400
Floor/Carpet	X		Garages and Carports	13820
Number of Rooms	2 5		Extra Features	16630
Bedrooms	2 1		Total Value	232060
Central Heat	A		PUB ELECTRIC	
PROPANE			PRIV WATER	
Central A/C	A		PRIV SEWER	
Plumbing			PUB PAVED ST/RD	
Standard	1		Topo: ROLLING	
Extra 2 Fixture	1			
			Neighborhood:	
			Code:	2800
			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	2 B F		2894		C+	2016AV	255270	.06		287950
2	Garage		24X56	1344		C	2020AV	32260	.15		32910
3	POND	*1.04A		0			2017	0			0
4	Shed		10X16	160		C	2019AV	1920	.15		1630

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				18000	18000	18000	18000
small acreage	10.1600				5000	2460	24990	24990
other	23.6000				3000	3000	70800	70800

Call Back: Sign: PSN Date: 2018-05-30 Lister: 28-320023.0000-v082020R