

CESSNA TWP
UPPER SCIOTO SD

00090

Hardin County, Ohio
Michael T. Bacon, Auditor

09-070005.0000
D03

AGR
2025

sale

Eff Rate:- 45.55 — 37.43 — 38.11 — 38.02 — a/r

2022 ZIEGLER PEGGY L TRUST	2021-03-19
2023 ZIEGLER PEGGY L TRUST	2021-03-19
2024 ZIEGLER PEGGY L TRUST	2021-03-19
2025 ZIEGLER PEGGY L TRUSTEE	2021-03-19
6593 & 6595 SR 309	PT NE 1/4 S7 69.50A
	36 SEE ECL 09-070005.01 FOR
	\$0 REST OF SPECIAL ASSESMEN
ADA OH 45810	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	69.5000	69.5000	69.5000	69.5000	
Land100%	339630	372430	372430	372430	372420
Bldg100%	101260	126740	126740	126740	126750
Totl100%	440890t	499170t	499170t	499170t	499170t
Cauv100%	81340	161400	161400	161400	161390
Tax Value:					
Land 35%	28470	56490	56490	56490	130350
Bldg 35%	35440	44360	44360	44360	44360
TotL 35%	63910t	100850t	100850t	100850t	174710t
Hmstd35%	29800	34570	34570	33970	
Owner Oc	30.52	29.32	27.82	27.34	
Hmstd RB					
Net Tax	2618.84	3403.50	3491.00	3481.78	
Cauv Sav	3747.48	2514.10	2577.10	2569.98	
Sp-Asmnt	115.92	139.86	131.83	152.15	

hmstd 5250 l 28720 b

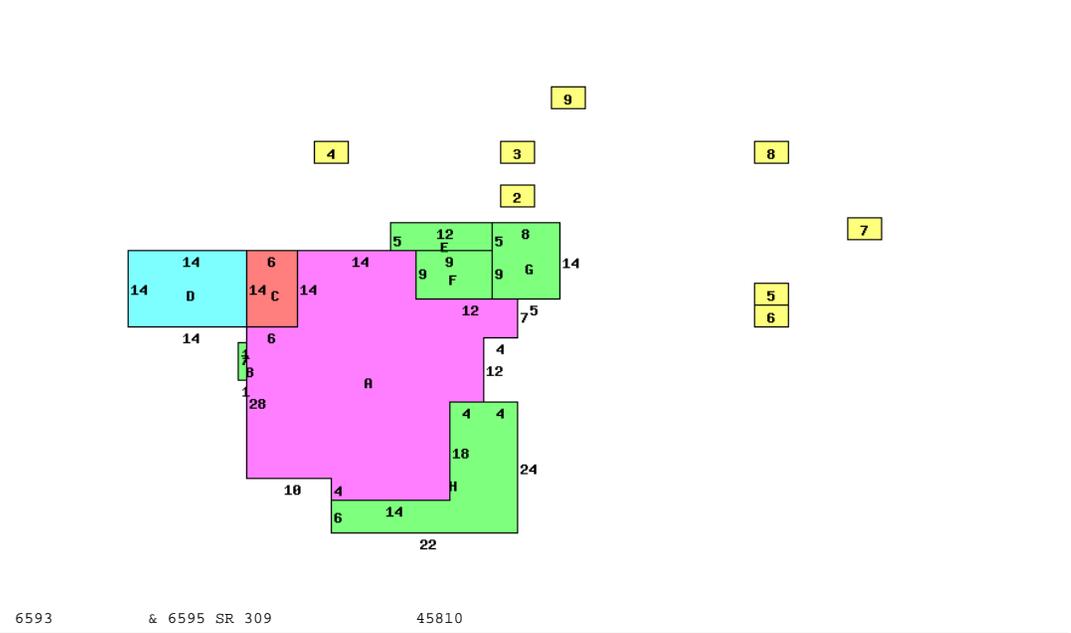
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 BA	F	M		1048		b	PORCH
	BAY	P		270		c	ADDTN
1 B	F	A		84		d	OTHER
04	F	O		196	2350	e	PORCH
	FFP	P		60	2400	f	PORCH
2	FFP	P		81	6480	g	PORCH
	STP	P		112	450	h	PORCH
	FFP	P		276	11040		

#: 6, 7, 15 L/W
THERE IS A 2 STORY BRICK HOUSE THAT SITS ACROSS ROAD IN VERY POOR CONDITION
AND HAS NO VALUE ON TAX DUPLICATE.
090700060000 10.00a
090700070000 10.00a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
116	36	2021-03-19	ZIEGLER PEGGY L TRUSTEE	36 *	0	339630	101260
510	36	2020-12-14	ZIEGLER PEGGY L	36 *	0	339630	101260
122	35	2013-03-26	ZIEGLER PEGGY L & BURKE	35 *	0	194400	100340
392	35	2012-09-21	ZIEGLER PEGGY L	35 *	0	194400	100340
16	19	2001-01-09	KAHLER LORETTA & PEGGY Z	19 *	0	96660	72340

Year	Land	Bldg	Total	Net Tax
2021	28470	35440	63910	2763.40
2020	28470	35440	63910	2800.28

Project	ben acres	%	factor
500 HARDIN COUNTY LANDFILL			XA/2025
110 HOG CREEK MAINLINE - HOG CR.			XA/2025
120 STOLL - HOG CREEK			XA/2025
321 POWELL - HOG CREEK			XA/2025
902 MAIN DISTRICT CONSERVANCY			XA/2025
577 OTTAWA RIVER PROJECT MAINT			XA/2021



6593 & 6595 SR 309 45810

Occupancy	Single Family	*DWELLING COMPUTATIONS
Story Height	2	Sq-Ft Value
Floor Level	Main	FRAME 1132 104470
	Full Upper	FRAME 1048 63250
	Qtr Story	FRAME 1048 4090
	Basement	1132 21090
	Subtotal	192900
Slate	Roof	HIP
	B 1 2 U A	
Plaster/Drywall	X X	Plumbing 1400
Unfinished Wall	X	Extra Features 22990
Floor/Pine	X X	Total Value 217290
Floor/Carpet	X	
Floor/Tile-Lino	X X	PUB ELECTRIC
Number of Rooms	1 5 4 1	PRIV WATER
Bedrooms	4	PRIV SEWER
		PUB PAVED ST/RD
Central Heat	A	Topo: LOW
Plumbing		Neighborhood:
Standard	1	Code: 700
Extra 2 Fixture	1	Dwl/Gar/NC% 1.1900

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 BAF		2180		C	OLD/FR		217290	.65	.10	81450
2 Shed	*SV 0	10X16	160			OLD/PR		200			200
3 Garage	*SV 0	20X30	600			OLD/FR		600			600
4 Pole Build		32X80	2560		C	OLD/FR		24580	.70	.50	3690
5 Pole Build		64X80	5120		C	OLD/FR		49150	.70	.50	7370
6 Flat Barn		40X80	3200		D	OLD/FR		30720	.80	.50	3070
7 Pole Build	1	100X60	6000		C	1982AV		72000	.65		25200
8 P	RFX0	16X90	1440		D	OLD/PR		11520	.75	.40	1730
9 Pole Build		32X32	1024		D	1979AV		9830	.65		3440
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv					
C 1	BOA BLOUNT SILT LOAM 0-	19.1234	6030	115310	2660	50870					
C 2	BOB BLOUNT SILT LOAM, 2	6.9047	5770	39840	2360	16300					
C 14	GWB GLYNWOOD SILT LOAM	9.2296	5400	49840	1750	16150					
C 52	PKA PEWAMO SICL 0-1% SL	13.4801	6490	87490	3560	47990					
W 1	BOA BLOUNT SILT LOAM 0-	11.6116	3610	41920	770	8940					
W 2	BOB BLOUNT SILT LOAM, 2	1.6649	3130	5210	470	780					
W 14	GWB GLYNWOOD SILT LOAM	1.5137	2830	4280	750	1140					
W 52	PKA PEWAMO SICL 0-1% SL	2.4968	5370	13410	1670	4170					
C 51	WSTL WASTE LAND	1.0000	120	120	50	50					
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000					
980	ROAD ROAD	1.4752									
		69.5		372420	(100%)	161390					
				130350	(35%)	56490					
						CAUV # 4387					