LYNN TWP
UPPER SCIOTO SD 00260

Hardin County, Ohio
Michael T. Bacon, Auditor

27-030040.0000 RES
M02 2026

sale

2023 SHADLEY JOE & LORA	1993-03-05	
2024 SHADLEY LORA	2023-05-11	
2025 SHADLEY LORA	2023-05-11	
2026 SHADLEY LORA	2023-05-11 12291 13362	1.29A
7527 TR 106	1AF	
	$0	
ALGER OH 45812		

Eff Rate: – 37.90 — 38.58 — 38.48 — 38.48 — a/r

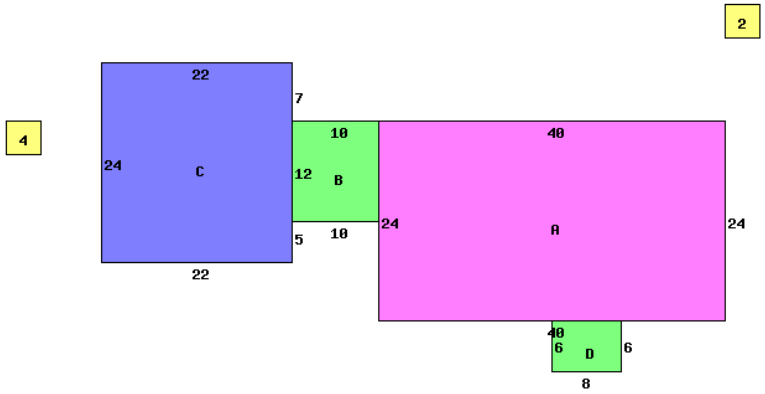
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	1.2900	1.2900	1.2900	1.2900	1.2900			
Land100%	16460	16460	16460	16460		16460	18710	18700
Bldg100%	90510	90510	90510	90510		90510	113800	113800
Totl100%	106970t	106970t	106970t	106970t		106970t	132510t	132500t
Cauv100%								
Tax Value:								
Land 35%	5760	5760	5760	5760		5760	6550	6550
Bldg 35%	31680	31680	31680	31680		31680	39830	39830
Totl 35%	37440t	37440t	37440t	37440t		37440t	46380t	46380t
Hmstd35%	36470	36470	36470	36470		36470	45410	
Owner Oc	31.36	29.78	29.78	29.78	29.78	hmstd 5250 l	31220 b	
Hmstd RB	308.12	338.06	349.12	349.12	349.12			
Net Tax	950.72	954.22	939.58	939.58	939.58			
Sp-Asmnt	23.73	43.84	43.84	43.84				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		960		a	*MAIN
	EBW	P		120	4800	b	PORCH
	F	G		528	12670	c	GRAGE
	DK	P		48	720	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
184	1	2023-05-11	SHADLEY LORA	1AF	*	0	13460	81140
164	1	1993-03-05	SHADLEY JOE & LORA	1SD		42000	0	27830
545	1	1992-06-12		1UN	*	0	0	27830

Year	Land	Bldg	Total	Net Tax
2022	4710	28400	33110	988.08
2021	4710	28400	33110	1042.50

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



7527 TR 106 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	960	100780
	Subtotal			100780
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Air Conditioning	1670
Floor/Carpet	X	Garages and Carports	12670
Floor/Tile-Lino	X	Extra Features	5520
Number of Rooms	6	Total Value	120640
Bedrooms	3		
		PUB GAS	
Central Heat	A	PRIV WATER	
FORCED AIR		PRIV SEWER	
Central A/C	A	PUB UNIMPORTANT ST/RD	
Plumbing			
Standard	1	Neighborhood:	
		Code:	2600
		Dwl/Gar/NC%	1.4000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		960		C-	1998FR	108580	.26		112490
2	TOOL SHED	*SV 0	20X24	480			1960	500			500
3	POND	*.08A		0			OLD/	0			0
4	Shed		8X30	240		D	OLD/AV	2300	.65		810

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	.2900				5000	5000	1450	1450

Call Back: Sign: PSN Date: 2015-04-01 Lister:

27-030040.0000-v082020R