MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-020031.0000 RES
T17 2025

sale

2022	CASTLE ROGER L & DONN	1990-12-31
2023	CASTLE ROGER L & DONN	1990-12-31
2024	CASTLE ROGER L & DONN	1990-12-31
2025	CASTLE ROGER L & DONNA	1990-12-31 PT NE1/4 S2 11.71A
	4546 SR 309	5UN
		$13,750
	ADA OH 45810	

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

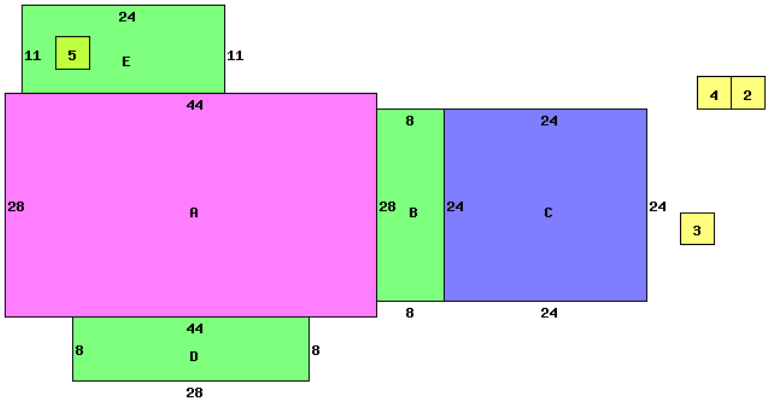
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	11.7100	11.7100	11.7100	11.7100	
Land100%	32290	54140	54140	54140	54150
Bldg100%	172230	209400	209400	209400	209400
Totl100%	204510t	263540t	263540t	263540t	263550t
Cauv100%					
Tax Value:					
Land 35%	11300	18950	18950	18950	18950
Bldg 35%	60280	73290	73290	73290	73290
Totl 35%	71580t	92240t	92240t	92240t	92240t
Hmstd35%		75120	75120	75120	
Owner Oc		62.04	58.78	58.80	hmstd 6300 l 68820 b
Hmstd RB					
Net Tax	2778.26	3216.78	3114.10	3109.38	
Sp-Asmnt	24.51	24.51	21.51	110.26	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		1232		a	*MAIN
	EFP	P		192	7680	b	PORCH
	F2	G		576	13820	c	GRAGE
	OFP	P		224	6720	d	PORCH
	OFP	P		264	7920	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
1050	5	1990-12-31		5UN *	13750	0	12310

Year	Land	Bldg	Total	Net Tax
2021	11300	60280	71580	2942.32
2020	11300	60280	71580	2984.18

p r o j e c t		ben acres / % factor
500 HARDIN COUNTY LANDFILL	XA/2025	
110 HOG CREEK MAINLINE - HOG CR.	XA/2025	
121 TIGHE - HOG CREEK	XA/2025	
577 OTTAWA RIVER PROJECT MAINT	XA/2021	
350 LONAS-HOG CREEK	XA/2025	



4546 SR 309 45810

Occupancy 1 Single Family

Story Height 1H

Floor Level			Sq-Ft	Value
	Main	FRAME	1232	105480
	Part Upper	FRAME	1232	38990
	Basement		1232	22940
	Subtotal			167410
	Roof	GABLE		

Metal

*DWELLING COMPUTATIONS

B 1 2 U A

Plaster/Drywall	D D	Air Conditioning	4420
Unfinished Wall	X	Plumbing	2100
Floor/Carpet	X X	Garages and Carports	13820
Number of Rooms	1 3 2	Extra Features	22320
Bedrooms	1 2	Total Value	210070
Central Heat	A	PUB ELECTRIC	
FORCED AIR		PRIV WATER	
Central A/C	A	PRIV SEWER	
Plumbing		PUB PAVED ST/RD	
Standard	1		
Extra 3 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	1HB F		2464		C	1993GD	210070	.22		196630
2	Pole Build		35X60	2100		C	1995AV	25200	.60		10080
3	Shed	*NV		0			OLD/	0			0
4	P CAN		12X70	840		C	1995AV	6720	.60		2690
5	HOTTUB	*PP		0			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				18000	18000	18000	18000
small acreage	4.0600				5000	3990	16200	16200
other	6.5500				3000	3000	19950	19950

Call Back: Sign: PSN Date: 2015-07-06 Lister: 28-020031.0000-v082020R