

MARION TWP
UPPER SCIOTO SD

00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-030003.0000
R05

AGR
2025

sale

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

2022 SHAW ROBERT L TRUSTEE	2004-03-08		
2023 SHAW ROBERT L TRUSTEE	2004-03-08		
2024 SHAW ROBERT L TRUSTEE	2004-03-08		
2025 SHAW ROBERT L TRUSTEE E	2004-03-08	PT NE 1/4 NE 1/2 S3	
3516 SR 309	1WD	45.00A	
ADA OH 45810	\$0		

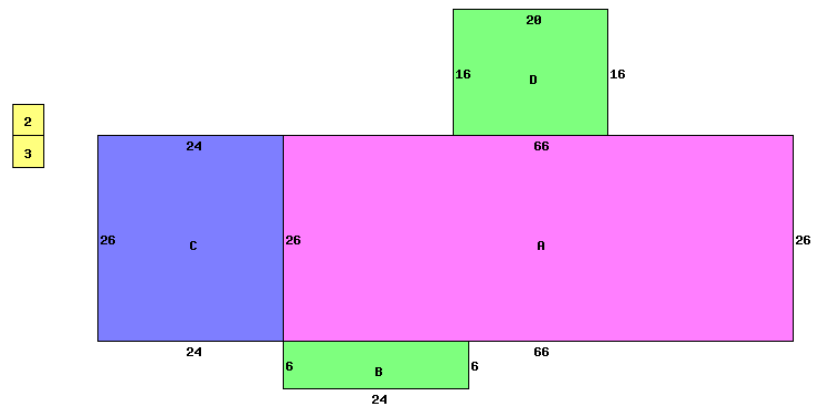
Tax Year	2022	2023	2024	2025	
Prop Cls	111	111	111	111	CAMA
Acres	45.0000	45.0000	45.0000	45.0000	111
Land100%	251740	276340	276340	276340	276340
Bldg100%	143940	166910	166910	166910	166920
Totl100%	395690t	443260t	443260t	443260t	443260t
Cauv100%	63540	128000	128000	128000	128000
Tax Value:					
Land 35%	22240	44800	44800	44800	96720
Bldg 35%	50380	58420	58420	58420	58420
Totl 35%	72620t	103220t	103220t	103220t	155140t
Hmstd35%	52500	60590	60590	60590	
Owner Oc	52.84	50.04	47.40	47.42	
Hmstd RB	330.82	318.38	329.46	340.70	hmstd 5250 1 55340 b
Net Tax	2434.98	3300.70	3173.72	3157.18	
Cauv Sav	2556.66	1845.58	1785.94	1783.30	
Sp-Asmnt	103.13	125.79	119.28	188.25	

SHB+ 1 B	CONS F	TYPE M	FACT P	SQ-FT 1716	VALUE 4320	a *MAIN
	OFF F		G	144	14980	b PORCH
	DK		P	624	4800	c GRAGE
			F	320		d PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
102	1	2004-03-08	SHAW ROBERT L TRUSTEE ET	1WD *	0	69170	119600
101	1	2004-03-08	SHAW ROBERT L & E RACHEL	1WD *	0	69170	119600
524	3	2002-12-06	SHAW ROBERT L & E RACHEL	3WD *	0	69170	119600

Year	Land	Bldg	Total	Net Tax
2021	22240	50380	72620	2578.68
2020	22240	50380	72620	2615.40

Project	ben acres	/	%	factor
107 GRASS RUN #933 - HOG CREEK				XA/2025
110 HOG CREEK MAINLINE - HOG CR.				XA/2025
500 HARDIN COUNTY LANDFILL				XA/2025
283 HETRICK #1027 - HOG CREEK MA				XA/2025
577 OTTAWA RIVER PROJECT MAINT				XA/2021



3516 SR 309 45810

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height 1		Sq-Ft	Value
Floor Level	Main	FRAME	1716 126780
	Basement		1716 31750
	Subtotal		158530
Shingle	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	D	Air Conditioning	2970
Unfinished Wall	X	Plumbing	2100
Floor/Carpet	X	Garages and Carports	14980
Floor/Concrete	X	Extra Features	9120
Number of Rooms	1 6	Total Value	187700
Bedrooms	3		
Central Heat	X	PUB ELECTRIC	
		PRIV WATER	
Central A/C	X	PRIV SEWER	
Plumbing		PUB PAVED ST/RD	
Standard	1	Neighborhood:	I
Extra 3 Fixture	1	Code:	2800
		Dwl/Gar/NC%	1.2000

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace	Phy	Fnc	True
1 DWELLING	1 B F	1716			C-	1997GD	168930	.22			158120
2 Pole Build		30X40	1200		C	2003AV	14400	.50			7200
3 P	CAN	10X40	400		C	2003AV	3200	.50			1600
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv					
C 1	BOA BLOUNT SILT LOAM 0-	.1176	6030	710	2660	310					
C 2	BOB BLOUNT SILT LOAM, 2	1.5335	5770	8850	2360	3620					
C 5	CO COLWOOD LOAM	2.0620	7950	16390	4430	9140					
C 20	KBA KIBBIE LOAM, 0-3% S	1.0598	6570	6960	3460	3670					
C 24	MAB MARTINSVILLE LOAM,	.6084	6110	3720	3080	1870					
C 26	MF MILFORD SILTY CLAY	14.4220	6900	99510	3800	54800					
C 39	PM PEWAMO SILTY CLAY L	.0669	6490	430	3560	240					
C 52	PKA PEWAMO SICL 0-1% SL	.0249	6490	160	3560	90					
W 2	BOB BLOUNT SILT LOAM, 2	.3196	3130	1000	470	150					
W 5	CO COLWOOD LOAM	1.6606	7150	11870	2540	4220					
W 20	KBA KIBBIE LOAM, 0-3% S	14.0593	5200	73110	1570	22070					
W 24	MAB MARTINSVILLE LOAM,	.5325	5390	2870	2080	1110					
W 26	MF MILFORD SILTY CLAY	4.6640	5740	26770	1910	8910					
W 52	PKA PEWAMO SICL 0-1% SL	1.6700	5370	8970	1670	2790					
C 51	WSTL WASTE LAND	.1792	120	20	50	10					
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000					
980	ROAD ROAD	1.0197									
		45		276340	(100%)	128000	CAUV # 228				
				96720	(35%)	44800					