MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-030003.0000 AGR
R05 2026

sale

2023	SHAW ROBERT L TRUSTEE	2004-03-08
2024	SHAW ROBERT L TRUSTEE	2004-03-08
2025	SHAW ROBERT L TRUSTEE	2004-03-08
2026	SHAW ROBERT L TRUSTEE E	2004-03-08 PT NE 1/4 NE 1/2 S3
	3516 SR 309	1WD 45.00A
		$0
	ADA OH 45810	

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

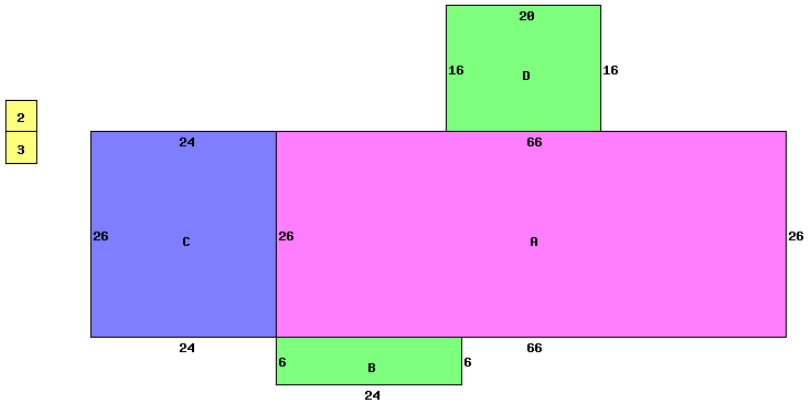
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	45.0000	45.0000	45.0000	45.0000	45.0000			
Land100%	276340	276340	276340	276340		276340	400770	400780
Bldg100%	166910	166910	166910	166910		166910	232800	232800
Totl100%	443260t	443260t	443260t	443260t		443260t	633570t	633580t
Cauv100%	128000	128000	128000	128000		276340	400770	98520
Tax Value:								
Land 35%	44800	44800	44800	44800		44800	34480	140270
Bldg 35%	58420	58420	58420	58420		58420	81480	81480
Totl 35%	103220t	103220t	103220t	103220t		103220t	115960t	221750t
Hmstd35%	60590	60590	60590	60590		60590	86010	
Owner Oc	50.04	47.40	47.42	47.42	47.42	hmstd 5250 l	55340 b	
Hmstd RB	318.38	329.46	340.70	340.70	340.70			
Net Tax	3300.70	3173.72	3157.18	3157.18	3157.18			
Cauv Sav	2556.66	1845.58	1785.94	1783.30				
Sp-Asmnt	125.79	119.28	188.25	188.25				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1716		a	*MAIN
	OFP	P		144	4320	b	PORCH
	F	G		624	14980	c	GRAGE
	DK	P		320	4800	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
2022	22240	50380	72620	2434.98
2021	22240	50380	72620	2578.68

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

			Sq-Ft	Value
Story Height 1				
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		
			PUB ELECTRIC	
Central Heat		X	PRIV WATER	
			PRIV SEWER	
Central A/C		X	PUB PAVED ST/RD	
Plumbing				
Standard	1		Neighborhood:	I
Extra 3 Fixture	1			
			Code:	2800
			Dwl/Gar/NC%	1.7000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B F		1716		C-	1997GD	168930	.22		224000
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	8740	1030	2550	300
C	2	BOB	BLOUNT SILT LOAM, 2	1.5335	8370	12840	2230	3420
C	5	CO	COLWOOD LOAM	2.0620	11530	23770	4390	9050
C	20	KBA	KIBBIE LOAM, 0-3% S	1.0598	9530	10100	3350	3550
C	24	MAB	MARTINSVILLE LOAM,	.6084	8860	5390	2960	1800
C	26	MF	MILFORD SILTY CLAY	14.4220	10010	144360	3680	53070
C	39	PM	PEWAMO SILTY CLAY L	.0669	9410	630	3450	230
C	52	PKA	PEWAMO SICL 0-1% SL	.0249	9410	230	3450	90
W	2	BOB	BLOUNT SILT LOAM, 2	.3196	4540	1450	230	70
W	5	CO	COLWOOD LOAM	1.6606	10370	17220	230	380
W	20	KBA	KIBBIE LOAM, 0-3% S	14.0593	7540	106010	230	3230
W	24	MAB	MARTINSVILLE LOAM,	.5325	7820	4160	230	120
W	26	MF	MILFORD SILTY CLAY	4.6640	8320	38800	230	1070
W	52	PKA	PEWAMO SICL 0-1% SL	1.6700	7790	13010	230	380
C	51	WSTL	WASTE LAND	.1792	170	30	50	10
	670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
	980	ROAD	ROAD	1.0197				
				45		400780	(100%)	98520
						140270	(35%)	34480

CAUV # 228

Call Back: Sign: PSN Date: 2015-07-02 Lister:

28-030003.0000-v082020R