MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-050003.0000 AGR
N21 2025

sale

2022 SHAW ALAN LE LOIS M S	2014-08-25	
2023 SHAW ALAN LE LOIS M S	2014-08-25	
2024 SHAW ALAN LE LOIS M S	2014-08-25	
2025 SHAW ALAN LE LOIS M SHA	2014-08-25	E1/2 W1/2 NE1/4 S5 40.00A
1664 SR 309	1WD	
	$0	
ALGER OH 45812		

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

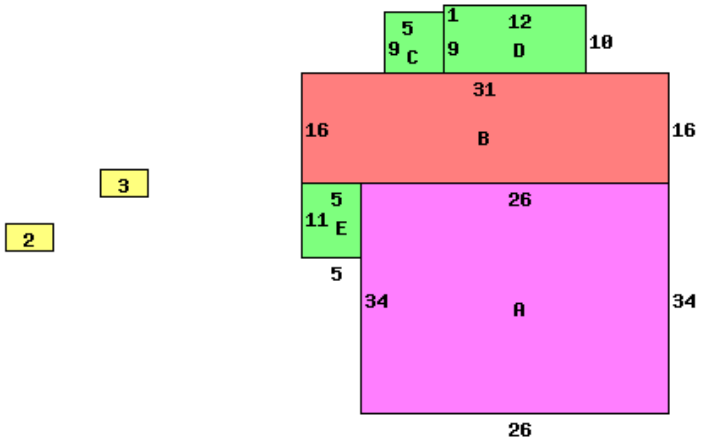
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	40.0000	40.0000	40.0000	40.0000	
Land100%	191110	210140	210140	210140	210140
Bldg100%	55430	64340	64340	64340	64330
Totl100%	246540t	274490t	274490t	274490t	274470t
Cauv100%	46140	87370	87370	87370	87370
Tax Value:					
Land 35%	16150	30580	30580	30580	73550
Bldg 35%	19400	22520	22520	22520	22520
Totl 35%	35550t	53100t	53100t	53100t	96060t
Hmstd35%	22520	26270	26270	26270	
Owner Oc	22.66	21.70	20.56	20.56	hmstd 5250 l 21020 b
Hmstd RB	330.82	318.38	329.46	340.70	
Net Tax	1026.34	1547.44	1476.52	1462.58	
Cauv Sav	1969.40	1527.44	1478.10	1475.90	
Sp-Asmnt	167.75	215.73	209.94	256.11	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 BQ	F	M		884		a	*MAIN
1TB	B	A		496		b	ADDTN
	EFP	P		45	1800	c	PORCH
	OFP	P		120	3600	d	PORCH
	STP	P		55	220	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
427	1	2014-08-25	SHAW ALAN LE TO SHAW LOIS	1WD *	0	114890	50140

Year	Land	Bldg	Total	Net Tax
2021	16150	19400	35550	1086.88
2020	16150	19400	35550	1102.38

project			ben acres	/ %	factor
500	HARDIN COUNTY LANDFILL	XA/2025			
107	GRASS RUN #933 - HOG CREEK	XA/2025			
110	HOG CREEK MAINLINE - HOG CR.	XA/2025			
260	SMITH DITCH #1018 - HOG CREE	XA/2025			
577	OTTAWA RIVER PROJECT MAINT	XA/2021			



1664 SR 309 45812

Occupancy 1 Single Family *DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1Q				
Floor Level	Main	FRAME	1380	109770
	Part Upper	FRAME	496	31870
	Qtr Story	FRAME	884	14140
	Basement		1380	25540
	Subtotal			181320
Shingle	Roof	GABLE		

	B	1	2	U	A		
Plaster/Drywall		X		X	X	Extra Features	5620
Panelled Wall		X				Total Value	186940
Unfinished Wall	X						
Floor/Pine		X		X	X	PUB ELECTRIC	
Floor/Carpet		X				PUB GAS	
Floor/Concrete	X					PRIV WATER	
Floor/Tile-Lino		L				PRIV SEWER	
Number of Rooms		1	7	4	1	PUB PAVED ST/RD	
Bedrooms		2	2			Topo: ROLLING	
Central Heat		A				Neighborhood:	
FORCED AIR						Code:	2800
Plumbing						Dwl/Gar/NC%	1.2000
Standard	1						

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 BQF		1876		C-	OLD/FR	168250	.65	.15	60070
2	Bank Barn		40X60	2400		D	OLD/FR	23040	.70	.50	3460
3	Crib/Grana	*SV 0	26X40	800			OLD/FR	800			800

Tab #	SOIL		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-	1.2189	6030	7350	2660	3240
C 2	BOB	BLOUNT SILT LOAM, 2	22.1007	5770	127520	2360	52160
C 15	GYB2	GLYNWOOD CLAY LOAM	1.8418	5020	9250	1230	2270
C 52	PKA	PEWAMO SICL 0-1% SL	2.6658	6490	17300	3560	9490
W 1	BOA	BLOUNT SILT LOAM 0-	.4798	3610	1730	770	370
W 2	BOB	BLOUNT SILT LOAM, 2	10.1457	3130	31760	470	4770
W 15	GYB2	GLYNWOOD CLAY LOAM	.0213	1830	40	230	10
W 52	PKA	PEWAMO SICL 0-1% SL	.0355	5370	190	1670	60
670	HSITE	HOMESITE	1.0000	15000	15000	15000	15000
980	ROAD	ROAD	.4905				
			40		210140	(100%)	87370
					73550	(35%)	30580

CAUV # 2143

Call Back: Sign: PSN Date: 2015-06-29 Lister: