MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-060004.0000 AGR
L02 2025

sale

| | | |
|---|---|---|
| 2022 | 1265 PROPERTIES LLC | 2013-05-14 |
| 2023 | 1265 PROPERTIES LLC | 2013-05-14 |
| 2024 | WEAVER VALLEY PROPERT | 2023-09-25 |
| 2025 | MILLER LESTER D & HEATH | 2024-05-09 NE PT NE4 E PT S2 NE4 |
| | 0850 SR 309 | 2WD S6 58.786A |
| | | $174,241 |
| | ALGER OH 45812 | |

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

| Tax Year | 2022 | 2023 | 2024 | 2025 | 2025 | 2026 | CAMA |
|---|---|---|---|---|---|---|---|
| Prop Cls | 110 | 110 | 110 | 110 | 110 | 110 | 110 |
| Acres | 80.0000 | 80.0000 | 80.0000 | 11.5350 | 58.7860 | 58.7860 | |
| Land100% | 374030 | 408800 | 408800 | 51310 | 51310 | 258800 | 258800 |
| Bldg100% | | | | 0 | | | |
| Totl100% | 374030t | 408800t | 408800t | 51310t | 51310t | 258800t | 258800t |
| Cauv100% | 73290 | 157370 | 17740 | 18290 | 51310 | 258800 | 82920 |
| Tax Value: | | | | | | | |
| Land 35% | 25650 | 55080 | 6210 | 6400 | 6400 | 29020 | 90580 |
| Bldg 35% | | | | | | | 0 |
| Totl 35% | 25650t | 55080t | 6210t | 6400t | 6400t | 29020t | 90580t |
| Hmstd35% | | | | | | | |
| Owner Oc | | | | | | | |
| Hmstd RB | | | | | | | |
| Net Tax | 995.56 | 1957.90 | 213.62 | 219.82 | | | |
| Cauv Sav | 4085.52 | 3128.10 | 4708.06 | 397.06 | | | |
| Sp-Asmnt | 5.53 | 5.53 | | | | | |

2026 DUPLICATE COMBINED PARCELS
280600050000 8.964A
280600430000 13.20A
280600450000 13.986A
280600460000 11.101A

| Sale# | #p | sale date | To | Type/Invalid? | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|
| 174 | 2 | 2024-05-09 | MILLER LESTER D & HEATHER | 2WD | 174241 | 408800 | 0 |
| 395 | 2 | 2023-09-25 | WEAVER VALLEY PROPERTIES | 2WD | 800000 | 374030 | 0 |
| 241 | 2 | 2013-05-14 | 1265 PROPERTIES LLC | 2FD | 625000 | 208260 | 0 |
| 401 | 5 | 1997-09-25 | HOUX DAVID E | 5QC * | 0 | 86630 | 510 |
| 432 | 1 | 1990-06-01 | | 1WD | 70000 | 0 | 83200 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2021 | 25650 | 0 | 25650 | 1054.36 |
| 2020 | 25650 | 0 | 25650 | 1069.34 |

| p r o j e c t | | ben acres | / % | factor |
|---|---|---|---|---|
| 577 OTTAWA RIVER PROJECT MAINT | XA/2021 | | | |

0850 SR 309 45812

PUB PAVED ST/RD
Topo: ROLLING

Neighborhood:
Code: 2800
Dwl/Gar/NC% 1.2000

| Tab # | | S O I L | Acres | Mkt/Ac | Market | Au/Ac | Cauv |
|---|---|---|---|---|---|---|---|
| C 1 | BOA | BLOUNT SILT LOAM 0- | 5.7190 | 6030 | 34490 | 2660 | 15210 |
| C 2 | BOB | BLOUNT SILT LOAM, 2 | 17.0019 | 5770 | 98100 | 2360 | 40130 |
| C 39 | PM | PEWAMO SILTY CLAY L | 1.5100 | 6490 | 9800 | 3560 | 5380 |
| W 1 | BOA | BLOUNT SILT LOAM 0- | 7.6110 | 3610 | 27480 | 770 | 5860 |
| W 2 | BOB | BLOUNT SILT LOAM, 2 | 22.4860 | 3130 | 70380 | 470 | 10570 |
| W 39 | PM | PEWAMO SILTY CLAY L | 3.4550 | 5370 | 18550 | 1670 | 5770 |
| 980 | ROAD | ROAD | 1.0031 | | | | |
| 0 | | | .0000 | | | | |
| | | | 58.786 | | 258800 | (100%) | 82920 |
| | | | | | 90580 | ( 35%) | 29020 |

CAUV # 4690

Call Back: Sign: PSN Date: 2015-05-12 Lister: 28-060004.0000-v082020R