

MARION TWP
UPPER SCIOTO SD

00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-060004.0000
L02

AGR
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 NE 1/4 S6	11.535A
	0850 SR 309	2WD		
	ALGER OH 45812	\$174,241		

Eff Rate:-	42.84	38.85	37.53	37.53	a/r	
Tax Year	2022	2023	2024	2025		CAMA
Prop Cls	110	110	110	110		110
Acres	80.0000	80.0000	80.0000	11.5350		
Land100%	374030	408800	408800	51310		51310
Bldg100%				0		
Totl100%	374030t	408800t	408800t	51310t		51310t
Cauv100%	73290	157370	17740	18290		18280
Tax Value:						
Land 35%	25650	55080	6210	6400		17960
Bldg 35%						0
Totl 35%	25650t	55080t	6210t	6400t		17960t
Hmstd35%						
Owner 0c						
Hmstd RB						
Net Tax	995.56	1957.90	213.62			
	4085.52	3128.10	4708.06			
Sp-Asmnt	5.53	5.53				

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-	2.2510	6030	13570	2660	5990
C 2	BOB BLOUNT SILT LOAM, 2	2.3319	5770	13460	2360	5500
C 39	PM PEWAMO SILTY CLAY L	1.0400	6490	6750	3560	3700
W 1	BOA BLOUNT SILT LOAM 0-	2.0310	3610	7330	770	1560
W 2	BOB BLOUNT SILT LOAM, 2	3.2590	3130	10200	470	1530
980	ROAD ROAD	.6221				
0		.0000				
0		.0000				

11.535 51310 (100%) 18280 CAUV # 4690
17960 (35%) 6400

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