

MARION TWP
UPPER SCIOTO SD

00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-060004.0000
L02

AGR
2024

sale		Eff Rate:- 45.38		42.84		38.85		37.53		a/r	
2021 1265 PROPERTIES LLC	2013-05-14	Tax Year	2021	2022	2023	2024		2024	2025	CAMA	
2022 1265 PROPERTIES LLC	2013-05-14	Prop Cls	110	110	110	110		110	110	110	
2023 1265 PROPERTIES LLC	2013-05-14	Acres	80.0000	80.0000	80.0000	80.0000		11.5350	11.5350		
2024 WEAVER VALLEY PROPTIE	2023-09-25 NE PT NE 1/4 S6 11.535A	Land100%	374030	374030	408800	408800		408800	51310	51310	
SR 309	2WD	Bldg100%				0					
	\$800,000	Totl100%	374030t	374030t	408800t	408800t		408800t	51310t	51310t	
		Cauv100%	73290	73290	157370	157370		408800	51310	18280	
		Tax Value:									
		Land 35%	25650	25650	55080	55080		6210	6400	17960	
		Bldg 35%								0	
		Totl 35%	25650t	25650t	55080t	55080t		6210t	6400t	17960t	
		Hmstd35%									
		Owner Oc									
		Hmstd RB									
2025 MILLER LESTER D & HEATH	2024-05-09	Net Tax	1054.36	995.56	1957.90	213.62					
0850 SR 309	2WD	Cauv Sav	4326.76	4085.52	3128.10	4708.06					
ALGER OH 45812		Sp-Asmnt	7.54	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	288260	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			
2020	25650	0	25650	1069.34			
2019	46060	0	46060	1763.34			
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:		Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
Code: 2800		C 1	BOA BLOUNT SILT LOAM 0-	2.2510	6030	13570	2660	5990
Dwl/Gar/NC% 1.2000		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	