

MARION TWP
UPPER SCIOTO SD

00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-060005.0000
L32

AGR
2023

sale

Eff Rate:- 46.02 — 45.38 — 42.84 — 38.85 — a/r

2020 1265 PROPERTIES LLC	2013-05-14
2021 1265 PROPERTIES LLC	2013-05-14
2022 1265 PROPERTIES LLC	2013-05-14
2023 WEAVER VALLEY PROPRTIE	2023-09-25 EPT S2 NE4 S6 8.964A
SR 309 REAR	2WD
\$800,000	
05.0-04-06-005	

Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	110	110	110	110	110
Acres	28.9810	28.9810	28.9810	28.9810	
Land100%	91290	91290	91290	99890	99890
Bldg100%					
Totl100%	91290t	91290t	91290t	99890t	99890t
Cauv100%	6690	6690	6690	18890	18880
Tax Value:					
Land 35%	2340	2340	2340	6610	34960
Bldg 35%					0
Totl 35%	2340t	2340t	2340t	6610t	34960t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	97.56	96.18	90.82	234.96	
Cauv Sav	1234.44	1217.14	1149.26	1007.74	
Sp-Asmnt		2.00			

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
174	2	2024-05-09	MILLER LETSER D & HEATHER	2WD	174241	99890	0
395	2	2023-09-25	WEAVER VALLEY PROPERTIES	2WD	800000	91290	0
241	2	2013-05-14	1265 PROPERTIES LLC	2FD	625000	28770	0
401	5	1997-09-25	HOUX DAVID E	5QC *	0	18400	0
432	1	1990-06-01		1WD	70000	13800	0

Year	Land	Bldg	Total	Net Tax
2019	5000	0	5000	191.42
2018	5000	0	5000	192.32

project
577 OTTAWA RIVER PROJECT MAINT XA/2021 ben acres / % factor

SR 309 REAR

Topo: ROLLING

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

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
W 1	BOA BLOUNT SILT LOAM 0-	7.6343	3610	27560	770	5880
W 2	BOB BLOUNT SILT LOAM, 2	18.8824	3130	59100	470	8880
W 39	PM PEWAMO SILTY CLAY L	2.4643	5370	13230	1670	4120

28.981	99890	(100%)	18880	CAUV # 0
34960		(35%)	6610	

Call Back: Sign: PSN Date: 2015-05-12 Lister: 28-060005.0000-v082020R