MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-090049.0000 RES
O18 2026

sale

2023 MADDEN BILLY GLEN II 2017-02-06
2024 MADDEN BILLY GLEN II 2017-02-06
2025 MADDEN BILLY GLEN II 2024-12-19
2026 MADDEN BILLY GLEN II 2024-12-19 PT S1/2 NE1/4 S9 3.007A
7465 CR 45 5QC
$0

ALGER OH 45812

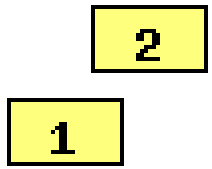
Eff Rate:– 38.85 — 37.53 — 37.48 — 37.48 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	599	599	599	599	0	599	599	599
Acres	3.0070	3.0070	3.0070	3.0070	3.0070			
Land100%	28030	28030	28030	28030		28030	30740	30740
Bldg100%	12140	12140	12140	12140		12140	12140	12130
Totl100%	40170t	40170t	40170t	40170t		40170t	42890t	42870t
Cauv100%								
Tax Value:								
Land 35%	9810	9810	9810	9810		9810	10760	10760
Bldg 35%	4250	4250	4250	4250		4250	4250	4250
Totl 35%	14060t	14060t	14060t	14060t		14060t	15010t	15000t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	499.78	483.64	482.92	482.92	482.92			
Sp-Asmnt	9.60	23.08	23.08	23.08				

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
539	5	2024-12-19	MADDEN BILLY GLEN II	5QC *	0	28030	12140
53	7	2017-02-06	MADDEN BILLY GLEN II ETAL	7SD *	0	16540	9710
377	1	2010-10-04	MADDEN BILLY G II	1QC *	0	16510	14860
373	1	2007-09-26	MADDEN CHRISTINA D & BIL	1SD *	0	15940	17660
413	1	1998-09-18	MADDEN BILLY GLEN II	1QC *	0	8310	0
253	1	1998-05-06	MADDEN BILLY GLEN II & A	1WD	24100	8310	0
355	2	1992-04-22		2WD	6000	0	3310

Year	Land	Bldg	Total	Net Tax
2022	6520	3160	9680	375.70
2021	6520	3160	9680	397.90

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
167 SHADLY - SCIOTO	XA/2025			
910 COTTONWOOD CONSERVANCY	XA/2025			



7465 CR 45 45812

Neighborhood:
Code: 2800
Dwl/Gar/NC% 1.7000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	Garage	F 0	32X24	768		C	1997AV	18430	.55		9540
2	Shed	F	27X16	432		C	2003AV	5180	.50		2590

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	2.0070				5000	5000	10040	10040

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

28-090049.0000-v082020R