

MARION TWP
UPPER SCIOTO SD

00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-100017.0000
Q37

AGR
2025

sale

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

2022	HENDERSON CODY & SHEL	2016-12-15	
2023	HENDERSON CODY & SHEL	2016-12-15	
2024	HENDERSON CODY & SHEL	2016-12-15	
2025	HENDERSON CODY & SHELBY	2016-12-15	PT SW4 S10 21.611A
	3374 CR 90	1SD	
	ALGER OH 45812	\$115,000	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	199	199	199	199
Acres	21.6110	21.6110	21.6110	21.6110	
Land100%	112030	123660	123660	123660	123650
Bldg100%	39370	37030	37030	37030	37040
Totl100%	151400t	160690t	160690t	160690t	160690t
Cauv100%	29140	54340	54340	54340	54350
Tax Value:					
Land 35%	10200	19020	19020	19020	43280
Bldg 35%	13780	12960	12960	12960	12960
Totl 35%	23980t	31980t	31980t	31980t	56240t
Hmstd35%	8400				
Owner Oc	8.46				
Hmstd RB					
Net Tax	922.30	1136.78	1100.04	1098.42	
Cauv Sav	1125.98	862.38	834.50	833.24	
Sp-Asmnt	51.48	41.98	74.85	74.85	

Orig Tax Year 2007
Parent: 28-100022.0000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
562	1	2016-12-15	HENDERSON CODY & SHELBY R	1SD	115000	81570	7740
452	1	2012-11-14	MILLER MARTHA JEAN	1CT *	0	75000	41230

Year	Land	Bldg	Total	Net Tax
2021	10200	13780	23980	976.74
2020	10200	13780	23980	990.64

Project	ben acres	%	factor
167 SHADLY - SCIOTO			XA/2025
902 MAIN DISTRICT CONSERVANCY			XA/2025
910 COTTONWOOD CONSERVANCY			XA/2025

3374 CR 90 45812

PUB ELECTRIC
PRIV WATER
PRIV SEWER
PUB PAVED ST/RD
Topo: ROLLING

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

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value	
2 Shed	*SV	16X24	0			OLD/FR	300			300	
3 P	*SV	25X56	1400			1980AV	200			200	
4 P	*SV	25X56	1400			1980AV	200			200	
5 Pole Build		48X72	3456		C	2019AV	41470	.15		35250	
6 P	CAN	10X16	160		C	2019AV	1280	.15		1090	
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv					
C 2	BOB BLOUNT SILT LOAM, 2	7.8589	5770	45350	2360	18550					
C 14	GWB GLYNWOOD SILT LOAM	5.3318	5400	28790	1750	9330					
C 16	GVC2 GLYNWOOD CLAY LOAM	4.5814	4750	21760	1050	4810					
C 52	PKA PEWAMO SICL 0-1% SL	1.8378	6490	11930	3560	6540					
W 2	BOB BLOUNT SILT LOAM, 2	.2625	3130	820	470	120					
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000					
980	ROAD ROAD	.7386									
							21.611	123650	(100%)	54350	CAUV # 4107
								43280	(35%)	19020	

Call Back:

Sign: PSN Date: 2015-07-06 Lister:

28-100017.0000-v082020R