MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-100017.0000 AGR
Q37 2026

sale

2023 HENDERSON CODY & SHEL	2016-12-15	
2024 HENDERSON CODY & SHEL	2016-12-15	
2025 HENDERSON CODY & SHEL	2016-12-15	
2026 HENDERSON CODY & SHELBY	2016-12-15	PT SW4 S10 21.611A
3374 CR 90	1SD	
	$115,000	
ALGER OH 45812		

Orig Tax Year 2007
Parent: 28-100022.0000

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	199	199	199	199	0	199	199	199
Acres	21.6110	21.6110	21.6110	21.6110	21.6110			
Land100%	123660	123660	123660	123660		123660	179340	179330
Bldg100%	37030	37030	37030	37030		37030	37030	37040
Totl100%	160690t	160690t	160690t	160690t		160690t	216370t	216370t
Cauv100%	54340	54340	54340	54340		123660	179340	58360
Tax Value:								
Land 35%	19020	19020	19020	19020		19020	20430	62770
Bldg 35%	12960	12960	12960	12960		12960	12960	12960
Totl 35%	31980t	31980t	31980t	31980t		31980t	33390t	75730t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1136.78	1100.04	1098.42	1098.42	1098.42			
Cauv Sav	1125.98	862.38	834.50	833.24				
Sp-Asmnt	41.98	74.85	74.85	74.85				

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
2022	10200	13780	23980	922.30
2021	10200	13780	23980	976.74

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% 1.7000

	Bldg Type	SHB+Cons	DixHt FtxFt	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	8370	65780	2230	17530
C 14	GWB	GLYNWOOD SILT LOAM	5.3318	7830	41750	1630	8690
C 16	GYC2	GLYNWOOD CLAY LOAM	4.5814	6890	31570	870	3990
C 52	PKA	PEWAMO SICL 0-1% SL	1.8378	9410	17290	3450	6340
W 2	BOB	BLOUNT SILT LOAM, 2	.2625	4540	1190	230	60
670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
980	ROAD	ROAD	.7386				
			21.611		179330	(100%)	58360
					62770	(35%)	20430

CAUV # 4107

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

28-100017.0000-v082020R