

MARION TWP
UPPER SCIOTO SD

00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-100051.0000
Q07.01

RES
2025

sale

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

2022 SHADLEY JOE A	2009-11-04
2023 SHADLEY JOE A	2009-11-04
2024 LEGGE PROPERTY GROUP	2023-09-20
2025 LEGGE PROPERTY GROUP LL	2023-09-20 PT NW4 NE4 S10 2.00A
3602 CR 80	1WD
ALGER OH 45812	\$67,425

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	2.0000	2.0000	2.0000	2.0000	
Land100%	15600	23000	23000	23000	23000
Bldg100%	43540	59910	59910	59910	59920
Totl100%	59140t	82910t	82910t	82910t	82920t
Cauv100%					

Orig Tax Year	2010
Parent:	28-100009.0000
2026 LEGGE TEDDY J	2025-04-11
3602 CR 80	1WD
ALGER OH 45812	

Tax Value:					
Land 35%	5460	8050	8050	8050	8050
Bldg 35%	15240	20970	20970	20970	20970
Totl 35%	20700t	29020t	29020t	29020t	29020t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	803.44	1031.58	998.24	996.76	
Sp-Asmnt	24.00	24.00	21.00	24.00	

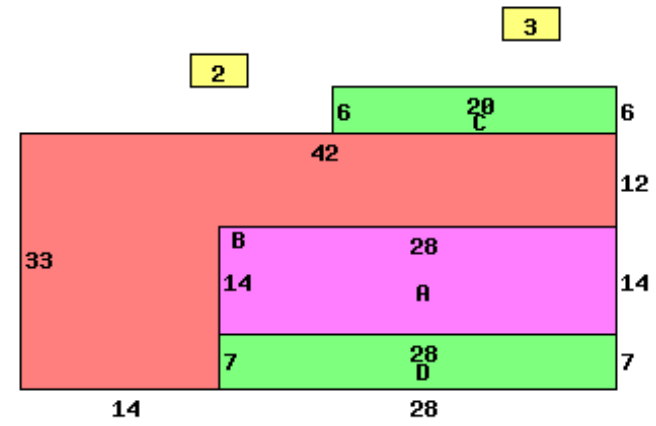
SHB+ 1 BQ	CONS F	TYPE M	FACT A	SQ-FT 392	VALUE 798	a *MAIN
	F/C	A		4800	5880	b ADDTN
	EPF	P				c PORCH
	OFF	P				d PORCH

2009 BOR set house value at 22,140

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
141	1	2025-04-11	LEGGE TEDDY J	1WD	200000	23000	59910
387	1	2023-09-20	LEGGE PROPERTY	1WD	67425	15600	43540
190	1	2023-05-16	SHADLEY TRAVIS	1CT *	0	15600	43540
496	1	2009-11-04	SHADLEY JOE A	1WD	34400	0	0

Year	Land	Bldg	Total	Net Tax
2021	5460	15240	20700	850.90
2020	5460	15240	20700	862.98

Project	ben acres	%	factor
500 HARDIN COUNTY LANDFILL			XA/2025
107 GRASS RUN #933 - HOG CREEK			XA/2025
110 HOG CREEK MAINLINE - HOG CR.			XA/2025
577 OTTAWA RIVER PROJECT MAINT			XA/2021



3602 CR 80 45812

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1Q	Sq-Ft	Value
Floor Level	Main	FRAME	1190 105420
	Qtr Story	FRAME	392 6990
	Basement		392 7570
	Subtotal		119980
Metal	Roof	GABLE	
Panelled Wall	X	X	Air Conditioning 2850
Unfinished Wall	X		Extra Features 10680
Floor/Carpet	X	X	Total Value 133510
Floor/Concrete	X		
Floor/Tile-Lino	L		PUB ELECTRIC
Number of Rooms	1 5 2		PRIV WATER
Bedrooms	1 2		PRIV SEWER
			PUB PAVED ST/RD
Central Heat	A		
FORCED AIR			Neighborhood:
Central A/C	A		Code: 2800
Plumbing			Dwl/Gar/NC% 1.2000
Standard	1		

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 BQF	1190		D+	1910FR	113480	.65	Dpr	47660
2 Garage		26X30	780	D	1930AV	14980	.65	Dpr	6290
3 Shed		42X74	3108	D	OLD/PR	23870	.75	Dpr	5970 1 SIDE OPN
homesite	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value	
small acreage	1.0000	1.0000			18000	18000	18000	18000	
					5000	5000	5000	5000	

Call Back: Sign: PSN Date: 2015-07-06 Lister: 28-100051.0000-v082020R