MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-100054.0000 RES
Q22.01 2026

sale

2023 AGIN JACOB R & ASHLEY		2022-06-28
2024 AGIN JACOB R & ASHLEY		2022-06-28
2025 AGIN JACOB R & ASHLEY		2022-06-28
2026 AGIN JACOB R & ASHLEY		2022-06-28 W2 SW4 NE4 S10 2.028A
3521 CR 90		1SD
		$175,000
ALGER OH 45812		

Orig Tax Year 2016
Parent: 28-100007.0000

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

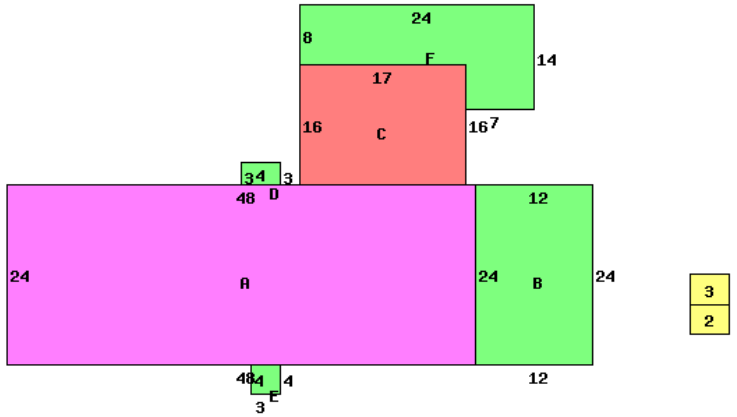
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	2.0280	2.0280	2.0280	2.0280	2.0280			
Land100%	21090	21090	21090	21090		21090	23770	23780
Bldg100%	99200	99200	99200	99200		99200	140230	140230
Totl100%	120290t	120290t	120290t	120290t		120290t	164000t	164010t
Cauv100%								
Tax Value:								
Land 35%	7380	7380	7380	7380		7380	8320	8320
Bldg 35%	34720	34720	34720	34720		34720	49080	49080
Totl 35%	42100t	42100t	42100t	42100t		42100t	57400t	57400t
Hmstd35%	40760	40760	40760	40760		40760	56070	
Owner Oc	33.66	31.90	31.90	31.90	31.90	hmstd 6300 l	34460 b	
Hmstd RB								
Net Tax	1462.84	1416.26	1414.12	1414.12	1414.12			
Sp-Asmnt	24.82	49.99	49.99	49.99				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1152		a	*MAIN
	PAT	P		288	860	b	PORCH
1	F/C	A		272		c	ADDTN
	STP	P		12	50	d	PORCH
	STP	P		12	50	e	PORCH
	DK	P		234	3510	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
326	1	2022-06-28	AGIN JACOB R & ASHLEY	1SD	175000	14140	63030
602	1	2015-11-18	EIBLING JUSTIN L & ROBIN	1FD	107500	0	0

Year	Land	Bldg	Total	Net Tax
2022	4950	22060	27010	1021.96
2021	4950	22060	27010	1082.26

project		ben acres	/ %	factor
167 SHADLY - SCIOTO	XA/2025			
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			
910 COTTONWOOD CONSERVANCY	XA/2025			



3521 CR 90 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1424	112580
	Basement		1152	21460
	Subtotal			134040
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		D			
Unfinished Wall	X				
Floor/Pine		X			
Floor/Carpet		X			
Floor/Concrete	X				
Number of Rooms		1	6		
Bedrooms			3		
Central Heat					A
FORCED AIR					
Central A/C					A
Plumbing					
Standard		1			
Extra 2 Fixture		1			

Air Conditioning		2490
Plumbing		1400
Extra Features		4470
Total Value		142400
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
1	DWELLING	1 B F		1424		C-	OLD/AV	128160	.55	-.35	132360
2	Garage		24X26	624		D	1978AV	11980	.65		7130
3	Lean-To		8X24	192		D	2010AV	1230	.40		740

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
other	1.0280				3000	3000	3080	3080

Call Back: Sign: PSN Date: 2016-02-19 Lister: 28-100054.0000-v082020R