MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-100057.0000 RES
Q18.01 2026

sale

2023	ZIEGLER JASON R & MEL	2021-06-02
2024	ZIEGLER JASON R & MEL	2021-06-02
2025	ZIEGLER JASON R & MEL	2021-06-02
2026	ZIEGLER JASON R & MELIS	2021-06-02 W PT SE4 NW4 S10 2.50A
	3285 CR 90	1WD
		$0
	ALGER OH 45812	

Orig Tax Year 2022
Parent: 28-100005.0000

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

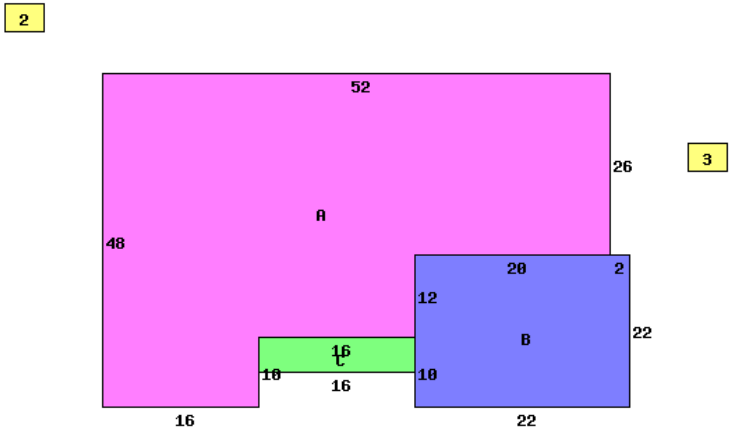
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	501	501	501	501	0	501	501	511
Acres	2.5000	2.5000	2.5000	2.5000	2.5000			
Land100%	11740	24740	24740	24740		24740	27430	27440
Bldg100%	224970	224970	224970	224970		224970	317340	317350
Totl100%	236710t	249710t	249710t	249710t		249710t	344770t	344790t
Cauv100%								
Tax Value:								
Land 35%	4110	8660	8660	8660		8660	9600	9600
Bldg 35%	78740	78740	78740	78740		78740	111070	111070
Totl 35%	82850t	87400t	87400t	87400t		87400t	120670t	120680t
Hmstd35%	83910	83910	83910	83910		83910	117200	
Owner Oc	64.10	65.66	65.68	65.68	65.68	hmstd 6300 l	77610 b	
Hmstd RB								
Net Tax	2880.92	2940.72	2936.26	2936.26	2936.26			
Sp-Asmnt	22.94	77.33	77.33	77.33				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1896		a	*MAIN
	F	G		484	11620	b	GRAGE
	OFP	P		80	2400	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
236	1	2021-06-02	ZIEGLER JASON R & MELISSA	1WD *	0	0	0

Year	Land	Bldg	Total	Net Tax
2022	2460	0	2460	488.70
2021	400	0	400	16.46

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



3285 CR 90 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1896	134200
	Basement		1896	34920
	Subtotal			169120
Shingle				

B 1 2 U A

Plaster/Drywall	D	Air Conditioning	3320
Unfinished Wall	X	Plumbing	2100
Floor/Hardwood	X	Garages and Carports	11620
Floor/Carpet	X	Extra Features	2400
Number of Rooms	1 6	Total Value	188560
Bedrooms	3		
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	2800
Central A/C	A	Dwl/Gar/NC%	1.7000
Plumbing			
Standard	1		
Extra 3 Fixture	1		

	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		1896		C	2022AV	188560	.02		314140
2	Shed		12X16	192		D	2022AV	1840	.05		1750
3	Shed		10X16	160		D	2022AV	1540	.05		1460

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
small acreage	1.3479				5000	5000	6740	6740
road	.1521							
homesite	1.0000				20700	20700	20700	20700