

MARION TWP  
UPPER SCIOTO SD

00270

Hardin County, Ohio  
Michael T. Bacon, Auditor

28-110003.0000  
S16

AGR  
2025

sale

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

2022 SHADLEY MICHAEL ETAL	2014-08-05				
2023 SHADLEY MICHAEL ETAL	2014-08-05				
2024 SHADLEY MICHAEL ETAL	2014-08-05				
2025 SHADLEY MICHAEL ETAL	2014-08-05	PT NW 1/4 PT SW 1/4 S11			
4257 CR 90	4QC	70.00A			
ALGER OH 45812	\$160,000				

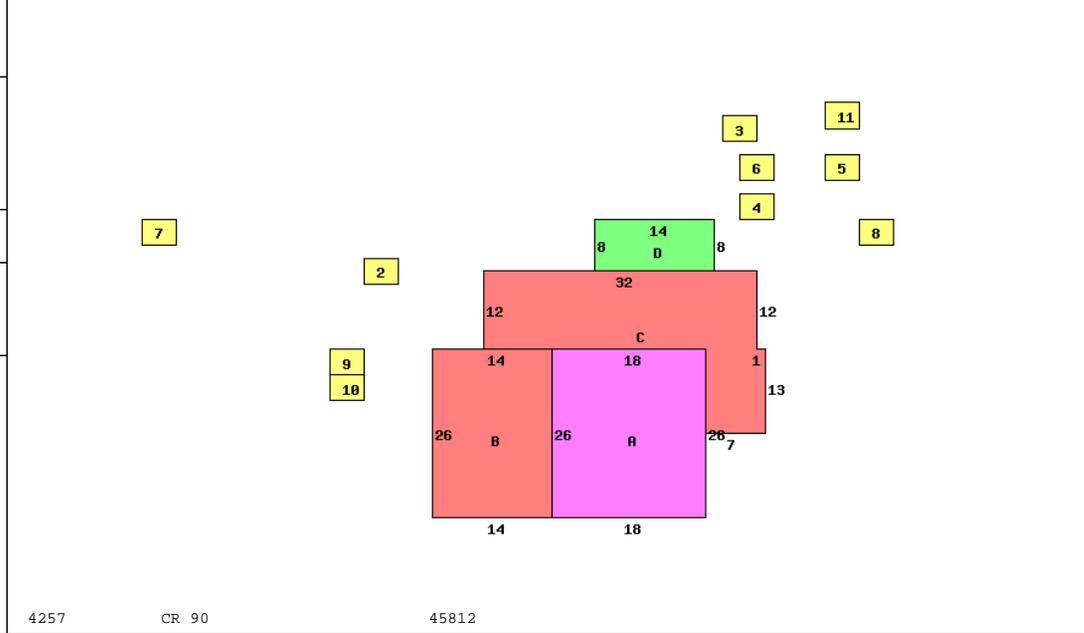
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	70.0000	70.0000	70.0000	70.0000	
Land100%	378110	414400	414400	414400	414400
Bldg100%	81370	96030	96030	96030	96040
Totl100%	459490t	510430t	510430t	510430t	510440t
Cauv100%	97860	189570	189570	189570	189580
Tax Value:					
Land 35%	34250	66350	66350	66350	145040
Bldg 35%	28480	33610	33610	33610	33610
Totl 35%	62730t	99960t	99960t	99960t	178650t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	2434.78	3553.22	3438.44	3433.34	
Cauv Sav	3807.22	2797.18	2706.76	2702.78	
Sp-Asmnt	49.52	49.52	39.44	235.45	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1HB	F	M		468		b	ADDTN
1 B	F	A		364		c	ADDTN
1	F/C	A		475		d	PORCH
	PAT	F		112	340		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
334	4	2014-08-05	SHADLEY MICHAEL ETAL	4QC *	160000	216030	55800
333	4	2014-08-05	SHADLEY MICHAEL ETAL	4QC *	200000	216030	55800
87	5	2009-03-24	SHADLEY MICHAEL ETAL	5WD	21596	160200	56770
86	5	2009-03-24	SHADLEY MICHAEL ETAL	5WD	64789	160200	56770
85	5	2009-03-24	SHADLEY MICHAEL ETAL	5WD	21596	160200	56770
84	5	2009-03-24	SHADLEY MICHAEL ETAL	5WD	151175	160200	56770
84	5	2009-03-20	SHADLEY MICHAEL ETAL	5CT *	0	160200	56770
257	5	2005-07-15	SHADLEY EVELYN	5CT *	0	120200	45770

Year	Land	Bldg	Total	Net Tax
2021	34250	28480	62730	2578.54
2020	34250	28480	62730	2615.22

p r o j e c t		ben acres	/ %	factor
110	HOG CREEK MAINLINE - HOG CR.			XA/2025
500	HARDIN COUNTY LANDFILL			XA/2025
121	TIGHE - HOG CREEK			XA/2025
577	OTTAWA RIVER PROJECT MAINT			XA/2021
350	LONAS-HOG CREEK			XA/2025



4257 CR 90 45812

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1T	Sq-Ft	Value
Floor Level	Main	FRAME	1307 104760
	Part Upper	FRAME	468 25060
	Basement		832 15560
	Subtotal		145380
Metal	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	X X	Extra Features	340
Panelled Wall	X X	Total Value	145720
Unfinished Wall	X		
Floor/Carpet	X X	PUB ELECTRIC	
Floor/Concrete	X	PRIV WATER	
Floor/Tile-Lino	X	PRIV SEWER	
Number of Rooms	1 5 2	PUB PAVED ST/RD	
Bedrooms	2 1	Neighborhood:	
Central Heat	A	Code:	2800
FORCED AIR		Dwl/Gar/NC%	1.2000
Plumbing			
Standard	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1HB F		1775		C	OLD/AV		145720	.55		78690
2 Upground C	*SV	0 10X14	140			OLD/FR		200			200
3 Pole Build		28X38	1064		D	OLD/FR		8170	.70		2450
4 Shed	*PP	0 8X10	80			OLD/FR		0			0
5 Garage		24X24	576			1945GD		13820	.60		6630
6 Pole Build	P	0 36X45	1620		C	1982AV		19440	.65		6800
7 Grain Bin	*PP	0 12X12	144			OLD/PR		0			0
8 Garage	*SV	0 20X14	280			OLD/FR		400			400
9 Lean-To		12X26	312		D	OLD/PR		2000	.75	.50	250
10 Shed		20X26	520		D	OLD/PR		4990	.75	.50	620
11 Shed	*NV	10X12	120			OLD/		0			0

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	11.9462	6030	72040	2660	31780
C 2	BOB BLOUNT SILT LOAM, 2	40.1737	5770	231800	2360	94810
C 52	PKA PEWAMO SICL 0-1% SL	12.9135	6490	83810	3560	45970
W 1	BOA BLOUNT SILT LOAM 0-	1.1218	3610	4050	770	860
W 2	BOB BLOUNT SILT LOAM, 2	2.4597	3130	7700	470	1160
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000
980	ROAD ROAD	.3851				

70 414400 (100%) 189580 CAUV # 3589  
 145040 ( 35%) 66350

Call Back: Sign: PSN Date: 2015-07-02 Lister:  
 Call Back: Sign: MJT Date: 2010-03-29 Lister: