MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-110003.0000 AGR
S16 2026

sale

2023	SHADLEY MICHAEL ETAL	2014-08-05
2024	SHADLEY MICHAEL ETAL	2014-08-05
2025	SHADLEY MICHAEL ETAL	2014-08-05
2026	SHADLEY MICHAEL ETAL	2014-08-05 PT NW 1/4 PT SW 1/4 S11
	4257 CR 90	4QC 70.00A
		$160,000
	ALGER OH 45812	

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

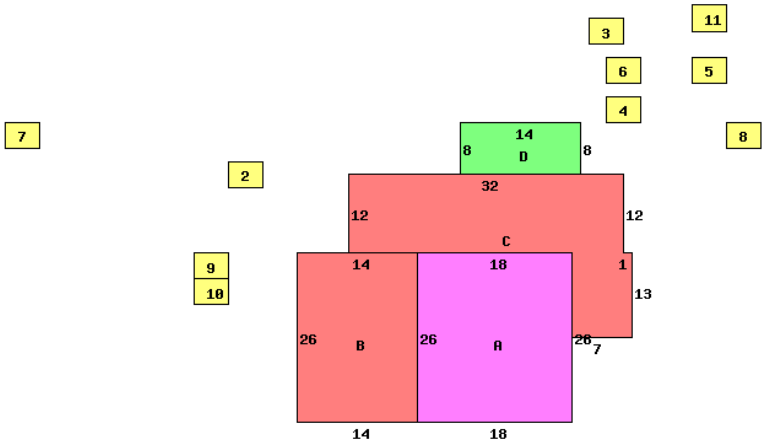
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	70.0000	70.0000	70.0000	70.0000	70.0000			
Land100%	414400	414400	414400	414400		414400	600970	600970
Bldg100%	96030	96030	96030	96030		96030	131600	131600
Totl100%	510430t	510430t	510430t	510430t		510430t	732570t	732570t
Cauv100%	189570	189570	189570	189570		414400	600970	187180
Tax Value:								
Land 35%	66350	66350	66350	66350		66350	65510	210340
Bldg 35%	33610	33610	33610	33610		33610	46060	46060
Totl 35%	99960t	99960t	99960t	99960t		99960t	111570t	256400t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	3553.22	3438.44	3433.34	3433.34	3433.34			
Cauv Sav	3807.22	2797.18	2706.76	2702.78				
Sp-Asmnt	49.52	39.44	235.45	235.45				

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

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
2022	34250	28480	62730	2434.78
2021	34250	28480	62730	2578.54

project			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

			Sq-Ft	Value
Story Height 1T				
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		
Panelled Wall		X	X		
Unfinished Wall	X				
Floor/Carpet		X	X		
Floor/Concrete	X				
Floor/Tile-Lino		X			
Number of Rooms		1	5	2	
Bedrooms			2	1	
Central Heat			A		
FORCED AIR					
Plumbing					
Standard			1		

Extra Features	340
Total Value	145720
PUB ELECTRIC	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
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	1HB F		1775		C	OLD/AV	145720	.55		111480	
2	Upground C	*SV 0	10X14	140			OLD/FR	200			200	
3	Pole Build		28X38	1064		D	OLD/FR	8170	.70		2450	1 SIDE OPN
4	Shed	*PP 0	8X10	80			OLD/FR	0			0	
5	Garage		24X24	576			1945GD	13820	.60		9400	
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	8740	104410	2550	30460
C	2	BOB	BLOUNT SILT LOAM, 2			40.1737	8370	336250	2230	89590
C	52	PKA	PEWAMO SICL 0-1% SL			12.9135	9410	121520	3450	44550
W	1	BOA	BLOUNT SILT LOAM 0-			1.1218	5230	5870	230	260
W	2	BOB	BLOUNT SILT LOAM, 2			2.4597	4540	11170	230	570
	670	HSITE	HOMESITE			1.0000	21750	21750	21750	21750
	980	ROAD	ROAD			.3851				
						70		600970	(100%)	187180
								210340	(35%)	65510

CAUV # 3589

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

28-110003.0000-v082020R