MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-110012.0000 RES
S08 2026

## sale

| | | |
|---|---|---|
| 2023 | SHEPHERD CHAD RAY | 2013-07-03 |
| 2024 | SHEPHERD CHAD RAY | 2013-07-03 |
| 2025 | SHEPHERD CHAD RAY | 2013-07-03 |
| 2026 | SHEPHERD CHAD RAY | 2013-07-03 PT SW 1/4 S11 1.00A |
| | 4326 CR 90 | 2WD |
| | | $82,500 |
| | 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 | 511 | 511 | 511 | 511 | 0 | 511 | 511 | 511 |
| Acres | 1.0000 | 1.0000 | 1.0000 | 1.0000 | 1.0000 | | | |
| Land100% | 18000 | 18000 | 18000 | 18000 | | 18000 | 20710 | 20700 |
| Bldg100% | 110660 | 110660 | 110660 | 110660 | | 110660 | 156510 | 156520 |
| Totl100% | 128660t | 128660t | 128660t | 128660t | | 128660t | 177230t | 177220t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 6300 | 6300 | 6300 | 6300 | | 6300 | 7250 | 7240 |
| Bldg 35% | 38730 | 38730 | 38730 | 38730 | | 38730 | 54780 | 54780 |
| Totl 35% | 45030t | 45030t | 45030t | 45030t | | 45030t | 62030t | 62030t |
| Hmstd35% | 44810 | 44810 | 44810 | 44810 | | 44810 | 61810 | |
| Owner Oc | 37.00 | 35.06 | 35.08 | 35.08 | 35.08 | hmstd 6300 l 38510 b | | |
| Hmstd RB | | | | | | | | |
| Net Tax | 1563.66 | 1513.88 | 1511.56 | 1511.56 | 1511.56 | | | |
| Sp-Asmnt | 24.00 | 24.00 | 24.00 | 24.00 | | | | |

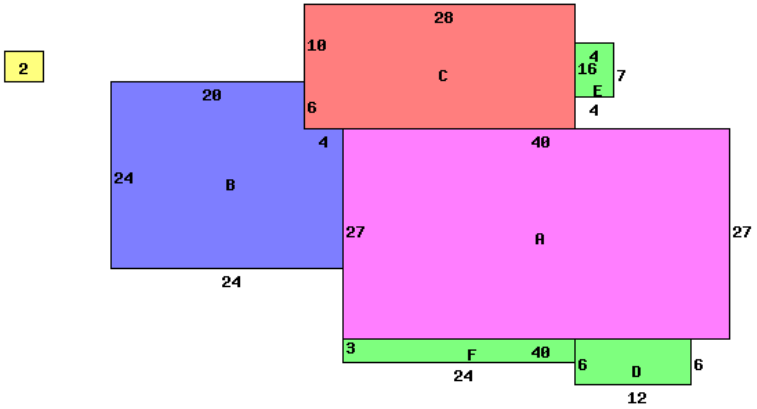
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1 B | F | M | | 1080 | | a | *MAIN |
| | F2 | G | | 552 | 13250 | b | GRAGE |
| 1 | F/C | A | | 448 | | c | ADDTN |
| | STP | P | | 72 | 290 | d | PORCH |
| | DK | P | | 28 | 420 | e | PORCH |
| | RFX | P | | 72 | 720 | f | PORCH |

#: 14 L/W
281100140000 .50a

| Sale# | #p | sale date | To | | Type/Invalid? | | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|---|---|
| 334 | 2 | 2013-07-03 | SHEPHERD CHAD RAY | | 2WD | | 82500 | 10510 | 62110 |
| 135 | 2 | 2010-04-16 | SHADLEY DONNA MAY | TRUSTEE | 2QC | * | 0 | 10490 | 68630 |
| 19 | 2 | 2003-01-15 | SHADLEY DONNA MAY | | 2WD | * | 0 | 8000 | 54230 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 4410 | 29530 | 33940 | 1283.40 |
| 2021 | 4410 | 29530 | 33940 | 1359.12 |

| project | | ben acres | / % | factor |
|---|---|---|---|---|
| 136 COONEY - SCIOTO | XA/2025 | | | |
| 500 HARDIN COUNTY LANDFILL | XA/2025 | | | |




4326 CR 90 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1 | | | | |
| Floor Level | Main | FRAME | 1528 | 120680 |
| | Basement | | 1080 | 20130 |
| | Subtotal | | | 140810 |
| Shingle | Roof | GABLE | | |

| | B | 1 | 2 | U | A |
|---|---|---|---|---|---|
| Plaster/Drywall | | X | | | |
| Unfinished Wall | X | | | | |
| Floor/Hardwood | | X | | | |
| Number of Rooms | 1 | 6 | | | |
| Bedrooms | | 2 | | | |
| Central Heat | | A | | | |
| FORCED AIR | | | | | |
| Central A/C | | A | | | |
| Plumbing | | | | | |
| Standard | 1 | | | | |

| | |
|---|---|
| Air Conditioning | 2600 |
| Garages and Carports | 13250 |
| Extra Features | 1430 |
| Total Value | 158090 |
| PUB ELECTRIC | |
| PUB WATER | |
| 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 | 1 B F | | 1528 | | C | 1954AV | 158090 | .42 | | 155880 |
| 2 | Shed | F 0 | 12X16 | 192 | | D | 1990AV | 1840 | .65 | | 640 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| homesite | 1.0000 | | | | 20700 | 20700 | 20700 | 20700 |

Call Back: Sign: PSN Date: 2015-07-02 Lister: 28-110012.0000-v082020R