MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-110018.0000 AGR
S28 2026

sale

2023 SHADLEY MICHAEL	2010-06-02	
2024 SHADLEY MICHAEL	2010-06-02	
2025 SHADLEY MICHAEL	2010-06-02	
2026 SHADLEY MICHAEL	2010-06-02	PT NW 1/4 S11 3.146A
4094 CR 80	2WD	
	$73,000	
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	3.1460	3.1460	3.1460	3.1460	3.1460			
Land100%	22310	22310	22310	22310		22310	32340	32350
Bldg100%	92800	92800	92800	92800		92800	131460	131470
Totl100%	115110t	115110t	115110t	115110t		115110t	163800t	163820t
Cauv100%	16710	16710	16710	16710		22310	32340	22440
Tax Value:								
Land 35%	5850	5850	5850	5850		5850	7850	11320
Bldg 35%	32480	32480	32480	32480		32480	46010	46010
Totl 35%	38330t	38330t	38330t	38330t		38330t	53860t	57340t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1362.50	1318.48	1316.52	1316.52	1316.52			
Cauv Sav	83.44	69.68	67.42	67.32				
Sp-Asmnt	24.00	21.00	41.26	41.26				

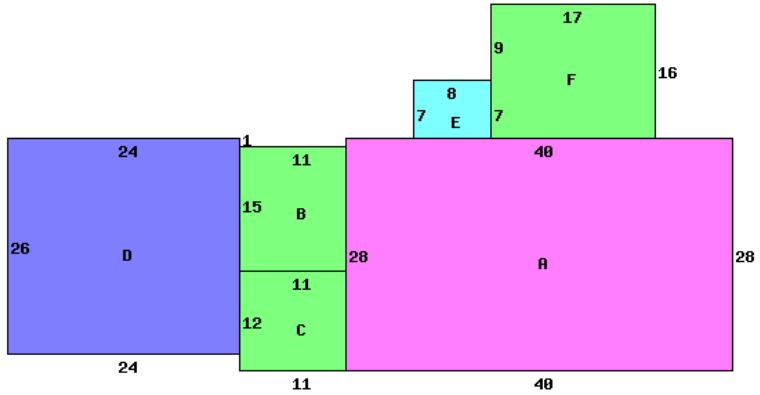
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1120		a	*MAIN
	EFP	P		165	6600	b	PORCH
	PAT	P		132	400	c	PORCH
	F2	G		624	14980	d	GRAGE
05	F	O		56	450	e	OTHER
	OFP	P		272	8160	f	PORCH

this parcel is being farmed with the larger parcel

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
248	2	2010-06-02	SHADLEY MICHAEL	2WD	*	73000	12200	68060
576	2	2009-12-17	FEDERAL HOME LOAN MORT CO	2SH	*	59000	12200	68060
297	2	2002-06-14	ROACHE JESSICA I	2WD		141523	12770	48110

Year	Land	Bldg	Total	Net Tax
2022	4610	24250	28860	1120.16
2021	4610	24250	28860	1186.32

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			



4094 CR 80 45812

Occupancy 1 Single Family *DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1120	103370
	Basement		1120	20870
	Subtotal			124240
Shingle	Roof	GABLE		

	B	1	2	U	A		
Plaster/Drywall			X			Plumbing	1400
Unfinished Wall	X					Garages and Carports	14980
Floor/Hardwood			X			Extra Features	15610
Floor/Carpet			X			Total Value	156230
Floor/Concrete	X						
Floor/Tile-Lino			X			PUB ELECTRIC	
Number of Rooms		3	5			PRIV WATER	
Bedrooms			3			PRIV SEWER	
						PUB PAVED ST/RD	
Central Heat			A				
ELECTRIC						Neighborhood:	
Plumbing						Code:	2800
Standard		1				Dwl/Gar/NC%	1.7000
Extra 2 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		1120		C-	1963FR	140610	.45		131470

Tab	#	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA BLOUNT SILT LOAM 0-	.1010	8740	880	2550	260
W	1	BOA BLOUNT SILT LOAM 0-	1.8113	5230	9470	230	420
W	2	BOB BLOUNT SILT LOAM, 2	.0551	4540	250	230	10
	670	HSITE HOMESITE	1.0000	21750	21750	21750	21750
	980	ROAD ROAD	.1786				
			3.146		32350	(100%)	22440
					11320	(35%)	7850

CAUV # 1214

Call Back: Sign: PSN Date: 2015-07-02 Lister: 28-110018.0000-v082020R