MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-110027.0000 RES
S09 2024

sale

2021	SHADLEY BRYAN E & PAT	1989-05-19
2022	SHADLEY BRYAN E & PAT	1989-05-19
2023	WILSON HARRY J & CATH	2022-12-01
2024	WILSON HARRY J & CATHER	2022-12-01 PT N1/2 SW1/4 S11 1.23A
	4254 CR 90	1SD
		$115,000
	ALGER OH 45812	

Eff Rate: – 45.38 — 42.84 — 38.85 — 37.53 — a/r

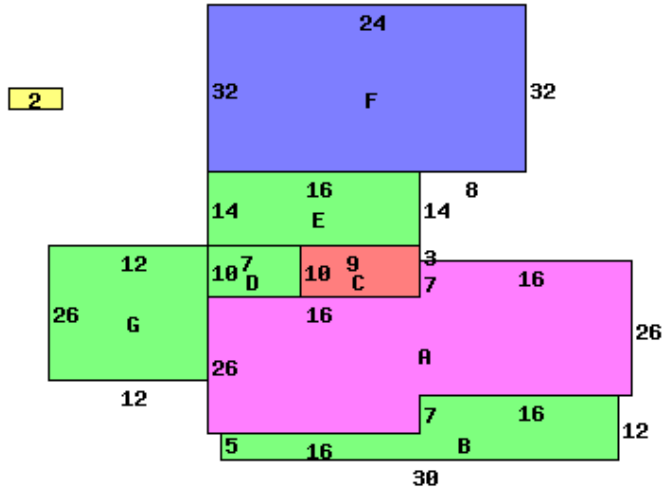
Tax Year	2021	2022	2023	2024	CAMA
Prop Cls	511	511	511	511	511
Acres	1.2300	1.2300	1.2300	1.2300	
Land100%	13290	13290	19140	19140	19150
Bldg100%	84110	84110	105000	105000	104990
Totl100%	97400t	97400t	124140t	124140t	124140t
Cauv100%					
Tax Value:					
Land 35%	4650	4650	6700	6700	6700
Bldg 35%	29440	29440	36750	36750	36750
Totl 35%	34090t	34090t	43450t	43450t	43450t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1401.30	1323.14	1544.50	1494.58	
Sp-Asmnt	26.00	24.00	24.00	21.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	B	M		832		a	*MAIN
	EMP	P		255	11480	b	PORCH
2	B/C	A		90		c	ADDTN
F	OFP	P		70	2100	d	PORCH
	EFP	P		224	8960	e	PORCH
	F	G		768	18430	f	GRAGE
	DK	P		312	4680	g	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
623	1	2022-12-01	WILSON HARRY J & CATHERIN	1SD	115000	13290	84110
235	3	2022-05-16	SHADLEY BRYAN & PATRICI	3WD *	0	13290	84110
402	2	1989-05-19		2WD	32000	0	35510

Year	Land	Bldg	Total	Net Tax
2020	4650	29440	34090	1421.22
2019	4440	23550	27990	1071.56

p r o j e c t		ben acres	/ %	factor
121 TIGHE - HOG CREEK	XA/2024			
500 HARDIN COUNTY LANDFILL	XA/2024			
577 OTTAWA RIVER PROJECT MAINT	XA/2021			



4254 CR 90 45812

Occupancy 1 Single Family

Story Height 2

Floor Level			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	BRICK	922	111110
	Full Upper	BRICK	992	68840
	Basement		832	15560
	Subtotal			195510
Shingle	Roof	MUNSARD		

	B	1	2	U	A
Plaster/Drywall		P	P		
Unfinished Wall	X				
Floor/Pine		X	X		
Number of Rooms	1	7			
Bedrooms		4			
Central Heat		A			
HOT WATER					
Plumbing					
Standard	1				
Extra 2 Fixture	1				

Plumbing	1400
Garages and Carports	18430
Extra Features	27220
Total Value	242560
PUB ELECTRIC	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Neighborhood:	
Code:	2800
Dwl/Gar/NC%	1.2000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 B B		1914		C	1912AV	242560	.55	.20	104790
2	Shed	*PP CB	10X10	100			OLD/FR	0			200

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				18000	18000	18000	18000
small acreage	.2300				5000	5000	1150	1150

Call Back: Sign: PSN Date: 2015-07-02 Lister: 28-110027.0000-v082020R