

MARION TWP
UPPER SCIOTO SD

00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-110027.0000
S09

RES
2025

sale

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

2022 SHADLEY BRYAN E & PAT	1989-05-19
2023 WILSON HARRY J & CATH	2022-12-01
2024 WILSON HARRY J & CATH	2022-12-01
2025 WILSON HARRY J & CATHER	2022-12-01 PT N1/2 SW1/4 S11 1.23A
4254 CR 90	1SD
ALGER OH 45812	\$115,000

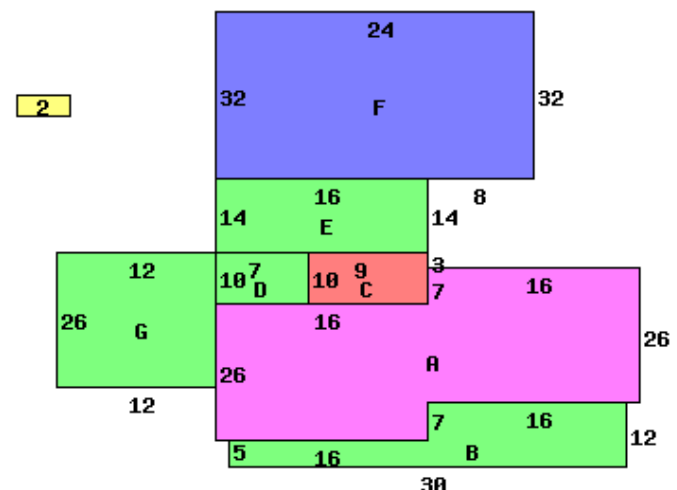
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	511	511	511	511	511	511
Acres	1.2300	1.2300	1.2300	1.2300	1.2300	
Land100%	13290	19140	19140	19140	19140	19150
Bldg100%	84110	105000	105000	105000	105000	104990
Totl100%	97400t	124140t	124140t	124140t	124140t	124140t
Cauv100%						
Tax Value:						
Land 35%	4650	6700	6700	6700	6700	6700
Bldg 35%	29440	36750	36750	36750	36750	36750
Totl 35%	34090t	43450t	43450t	43450t	43450t	43450t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	1323.14	1544.50	1494.58	1492.38	1492.38	
Sp-Asmnt	24.00	24.00	21.00	27.00		

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	OFF	P		70	2100	d	PORCH
	RFP	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
2021	4650	29440	34090	1401.30
2020	4650	29440	34090	1421.22

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



4254 CR 90 45812

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	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	Plumbing	1400
Unfinished Wall	X	Garages and Carports	18430
Floor/Pine	X X	Extra Features	27220
Number of Rooms	1 7	Total Value	242560
Bedrooms	4		
Central Heat	A	PUB ELECTRIC	
HOT WATER		PRIV WATER	
Plumbing		PRIV SEWER	
Standard	1	PUB PAVED ST/RD	
Extra 2 Fixture	1	Neighborhood:	
		Code:	2800
		Dwl/Gar/NC%	1.2000

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 B B	10X10	1914	Rate	C	1912AV	242560	.55	.20	104790
2 Shed	*PP CB		100			OLD/FR	0			200
homesite	effective	depth	actual	effective	extended	true				
small acreage	frontage	frontage	depth	rate	rate	value				
	1.0000		factor	18000	18000	18000				
	.2300			5000	5000	1150				