MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-110027.0000 RES
S09 2026

sale

2023	WILSON HARRY J & CATH	2022-12-01
2024	WILSON HARRY J & CATH	2022-12-01
2025	WILSON HARRY J & CATH	2022-12-01
2026	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: – 38.85 — 37.53 — 37.48 — 37.48 — a/r

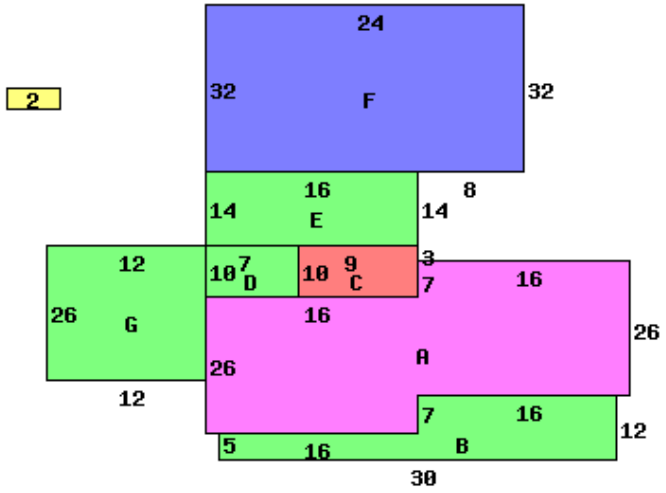
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	1.2300	1.2300	1.2300	1.2300	1.2300			
Land100%	19140	19140	19140	19140		19140	21860	21850
Bldg100%	105000	105000	105000	105000		105000	148660	148650
Totl100%	124140t	124140t	124140t	124140t		124140t	170510t	170500t
Cauv100%								
Tax Value:								
Land 35%	6700	6700	6700	6700		6700	7650	7650
Bldg 35%	36750	36750	36750	36750		36750	52030	52030
Totl 35%	43450t	43450t	43450t	43450t		43450t	59680t	59670t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1544.50	1494.58	1492.38	1492.38	1492.38			
Sp-Asmnt	24.00	21.00	27.00	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	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
2022	4650	29440	34090	1323.14
2021	4650	29440	34090	1401.30

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

			Sq-Ft	Value
Story Height 2				
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		
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%	1.7000

	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	148450
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				20700	20700	20700	20700
small acreage	.2300				5000	5000	1150	1150

Call Back: Sign: PSN Date: 2015-07-02 Lister:

28-110027.0000-v082020R