

MARION TWP
UPPER SCIOTO SD

00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-190004.0000
G09

AGR
2025

sale

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

2022 KAISER ROSS	2021-04-22
2023 KAISER ROSS	2021-04-22
2024 KAISER ROSS	2021-04-22
2025 KAISER ROSS	2021-04-22 PT S2 SW4 S19 3.813A
0223 TR 110	2WD
ALGER OH 45812	\$24,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	77.6500	77.6500	77.6500	77.6500	
Land100%	428340	469290	469290	469290	469280
Bldg100%	18570	28060	28060	28060	28060
Totl100%	446910t	497340t	497340t	497340t	497340t
Cauv100%	122260	229370	229370	229370	229380
Tax Value:					
Land 35%	42790	80280	80280	80280	164250
Bldg 35%	6500	9820	9820	9820	9820
Totl 35%	49290t	90100t	90100t	90100t	174070t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1913.12	3202.76	3099.26	3094.68	
Cauv Sav	4158.08	2984.84	2888.42	2884.12	
Sp-Asmnt	379.02	379.02	961.12	695.06	

2026 KAISER MICHAEL B & 0223 TR 110	2025-12-18 2AF	ALGER OH 45812
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2027 KAISER MICHAEL B & SANDRA 0223 TR 110	2026-03-20	ALGER OH 45812
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Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
133	1	2026-03-20	KAISER MICHAEL B & SANDRA	1WD *	0	469290	28060
85	1	2026-03-20	KAISER MICHAEL B	1QC	20000	469290	28060
132	1	2026-03-20	KAISER MICHAEL B	1ED *	0	469290	28060
556	2	2025-12-18	KAISER MICHAEL B &	2AF *	0	469290	28060
152	2	2021-04-22	KAISER ROSS	2WD	24000	423000	21660
169	2	2021-04-22	KAISER ROSS	2WD *	0	423000	21660
127	4	2020-03-20	KAISER PHYLLIS ETAL	4CT *	0	422400	21660
279	8	2019-08-09	KAISER PHYLLIS ETAL	8AF *	0	422400	21660
266	4	2018-07-10	KAISER PHYLLIS ETAL	4WD *	0	422400	21660
176	4	2018-05-11	KAISER PHYLLIS J ETAL	4CT *	0	422400	21660
410	6	2007-10-18	KAISER WAYNE ETAL	6WD *	0	165200	72600
34	6	2001-01-23	KAISER A WAYNE ETAL	6CT *	0	121630	65890
220	5	1996-04-18	KAISER A WAYNE ETAL	5WD *	38000	73110	47510
69	5	1994-01-28	KAISER WAYNE ETAL	5AF *	0	0	105510
370	6	1993-05-06	KAISER MURIEL LE (ETAL)	6WD *	33380	0	108000
618	0	1987-07-21		*	0	0	202910

Year	Land	Bldg	Total	Net Tax
2021	42790	7580	50370	2070.48
2020	42440	7580	50020	2085.36

project	ben acres	/	%	factor
902 MAIN DISTRICT CONSERVANCY				XA/2025
175 ELLIS JOINT #970 - SCIOTO RI				XA/2025
910 COTTONWOOD CONSERVANCY				XA/2025
288 SNIDER-GAST DITCH - SCIOTO R				XA/2025

0223 TR 110 45812

PUB ELECTRIC	
PUB GAS	
PRIV WATER	2 Garage
PRIV SEWER	3 Grain Bin
PUB PAVED ST/RD	4 Grain Bin
Topo: ROLLING	5 Milk House
	6 Silo
Neighborhood:	7 Flat Barn
Code:	8 Grain Bin
Dwl/Gar/NC%	9 Pole Build
	12 P
	13 Shed
	14 Shed

Bldg Type	SHB+Cons	DixHt	FtxFt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
2 Garage	*SV CB 0	30X42	1260				1945FR		1000			1000
3 Grain Bin	*PP	0 15X8	120			C	1971FR		0			0
4 Grain Bin	*PP	0 21X14	294			C	1972FR		0			0
5 Milk House	*SV	0 13X15	195				OLD/AV	200				200
6 Silo	*NV	0 12X48	576				OLD/VP	0				0
7 Flat Barn			5252			D	OLD/FR	50420		.80	.50	5040
8 Grain Bin	*PP	0 10X10	100			C	OLD/PR	0				0
9 Pole Build			54X72	3888		C	1993AV	46660		.60		18660
12 P	*MH DK	4X8	32				1970AV	0				0
13 Shed		14X16	224				OLD/AV	2690		.65		940
14 Shed		16X18	288			D	2017AV	2770		.20		2220

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	1.9751	6030	11910	2660	5250
C 2	BOB BLOUNT SILT LOAM, 2	41.6476	5770	240310	2360	98290
C 52	PKA PEWAMO SICL 0-1% SL	31.1343	6490	202060	3560	110840
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000
980	ROAD ROAD	1.8930				

77.65	469280	(100%)	229380	CAUV # 4484
	164250	(35%)	80280	

Call Back: Sign: PSN Date: 2015-04-27 Lister: 28-190004.0000-v082020R
Call Back: Sign: MJT Date: 2010-03-22 Lister: