

MARION TWP  
UPPER SCIOTO SD

00270

Hardin County, Ohio  
Michael T. Bacon, Auditor

28-200008.0000  
H01

AGR  
2025

sale

|                        |                               |
|------------------------|-------------------------------|
| 2022 SHADLEY MICHAEL G | 2013-05-01                    |
| 2023 SHADLEY MICHAEL G | 2013-05-01                    |
| 2024 SHADLEY MICHAEL G | 2013-05-01                    |
| 2025 SHADLEY MICHAEL G | 2013-05-01 PT SW1/4 SW1/4 S20 |
| 9781 SR 235            | 1TD 14.517A                   |
| ALGER OH 45812         | \$110,000                     |

|            |         |         |         |         |         |
|------------|---------|---------|---------|---------|---------|
| Eff Rate:- | 42.84   | 38.85   | 37.53   | 37.48   | a/r     |
| Tax Year   | 2022    | 2023    | 2024    | 2025    | CAMA    |
| Prop Cls   | 111     | 111     | 111     | 111     | 111     |
| Acres      | 14.5170 | 14.5170 | 14.5170 | 14.5170 |         |
| Land100%   | 80690   | 89400   | 89400   | 89400   | 89390   |
| Bldg100%   | 97710   | 124370  | 124370  | 124370  | 124370  |
| Totl100%   | 178400t | 213770t | 213770t | 213770t | 213760t |
| Cauv100%   | 31570   | 51140   | 51140   | 51140   | 51150   |
| Tax Value: |         |         |         |         |         |
| Land 35%   | 11050   | 17900   | 17900   | 17900   | 31290   |
| Bldg 35%   | 34200   | 43530   | 43530   | 43530   | 43530   |
| Totl 35%   | 45250t  | 61430t  | 61430t  | 61430t  | 74820t  |
| Hmstd35%   |         |         |         |         |         |
| Owner 0c   |         |         |         |         |         |
| Hmstd RB   |         |         |         |         |         |
| Net Tax    | 1756.32 | 2183.62 | 2113.08 | 2109.94 |         |
| Cauv Sav   | 667.20  | 475.98  | 460.58  | 459.92  |         |
| Sp-Asmnt   | 120.39  | 120.39  | 261.97  | 180.53  |         |

|               |                              |            |                    |         |               |                      |         |         |  |
|---------------|------------------------------|------------|--------------------|---------|---------------|----------------------|---------|---------|--|
| SHB+<br>1     | CONS                         | TYPE       | FACT               | SQ-FT   | VALUE         |                      |         |         |  |
|               | ST                           | M          |                    | 2318    |               | a                    | *MAIN   |         |  |
|               | PAT                          | P          |                    | 432     | 1300          | b                    | PORCH   |         |  |
|               | OFF                          | P          |                    | 80      | 2400          | c                    | PORCH   |         |  |
|               | OFF                          | P          |                    | 56      | 1680          | d                    | PORCH   |         |  |
| Sale#         | #p                           | sale date  | To                 |         | Type/Invalid? | Sale\$               | co:land | co:bldg |  |
| 214           | 1                            | 2013-05-01 | SHADLEY MICHAEL G  |         | 1TD           | 110000               | 45340   | 87600   |  |
| 328           | 1                            | 2001-07-23 | ELLIS FAMILY TRUST |         | 1 *           | 0                    | 23740   | 73140   |  |
| Year          | Land                         | Bldg       | Total              | Net Tax |               |                      |         |         |  |
| 2021          | 11050                        | 34200      | 45250              | 1860.04 |               |                      |         |         |  |
| 2020          | 11050                        | 34200      | 45250              | 1886.46 |               |                      |         |         |  |
| p r o j e c t |                              |            |                    |         |               |                      |         |         |  |
| 902           | MAIN DISTRICT CONSERVANCY    |            |                    |         | XA/2025       | ben acres / % factor |         |         |  |
| 175           | ELLIS JOINT #970 - SCIOTO RI |            |                    |         | XA/2025       |                      |         |         |  |
| 308           | DAWSON JT #1066              |            |                    |         | XA/2025       |                      |         |         |  |
| 500           | HARDIN COUNTY LANDFILL       |            |                    |         | XA/2025       |                      |         |         |  |
| 910           | COTTONWOOD CONSERVANCY       |            |                    |         | XA/2025       |                      |         |         |  |

9781 SR 235 45812

|                           |                        |                       |
|---------------------------|------------------------|-----------------------|
| Occupancy 1 Single Family | *DWELLING COMPUTATIONS |                       |
| Story Height 1            | Sq-Ft                  | Value                 |
| Floor Level               | 2318                   | 169700                |
| Shingle                   | Roof                   | 169700                |
| Plaster/Drywall           | P                      | Fireplaces 2000       |
| Panelled Wall             | X                      | Air Conditioning 3990 |
| Floor/Carpet              | X                      | Plumbing 1400         |
| Number of Rooms           | 9                      | Extra Features 5380   |
| Bedrooms                  | 3                      | Total Value 182470    |
| Fireplace                 |                        | PUB ELECTRIC          |
| Openings                  | 1                      | PUB GAS               |
| Stacks                    | 1                      | PRIV WATER            |
| Central Heat              | A                      | PRIV SEWER            |
| FORCED AIR                |                        | PUB PAVED ST/RD       |
| Central A/C               | A                      |                       |
| Plumbing                  |                        | Neighborhood:         |
| Standard                  | 1                      | Code: 2800            |
| Extra 2 Fixture           | 1                      | Dwl/Gar/NC% 1.2000    |

|             |                         |        |        |           |       |           |        |         |         |         |             |
|-------------|-------------------------|--------|--------|-----------|-------|-----------|--------|---------|---------|---------|-------------|
| Bldg Type   | SHB+Cons                | DixHt  | Area   | Unit Rate | Grade | Blt/Renov | Cond   | Replace | Phy Dpr | Fnc Dpr | True Value  |
| 1 DWELLING  | 1 F                     | 2318   |        |           | C+    | 1930AV    |        | 200720  | .55     |         | 108390      |
| 2 Flat Barn |                         | 40X60  | 2400   |           | D     | 1945FR    |        | 23040   | .80     | .50     | 2300        |
| 3 Shed      | *PP 0                   | 10X15  | 120    |           |       | OLD/PR    |        | 0       |         |         | 0           |
| 4 CABIN     |                         | 20X60  | 1200   | 35.00     | C     | OLD/FR    |        | 42000   | .70     |         | 12600       |
| 5 P         | OFF                     | 4X30   | 120    |           | C     | OLD/FR    |        | 3600    | .70     |         | 1080        |
| Tab #       | S O I L                 | Acres  | Mkt/Ac | Market    | Au/Ac | Cauv      |        |         |         |         |             |
| C 1         | BOA BLOUNT SILT LOAM 0- | 2.6081 | 6030   | 15730     | 2660  | 6940      |        |         |         |         |             |
| C 2         | BOB BLOUNT SILT LOAM, 2 | 3.4357 | 5770   | 19820     | 2360  | 8110      |        |         |         |         |             |
| C 28        | MO MONTGOMERY SILTY CL  | .9170  | 5880   | 5390      | 3000  | 2750      |        |         |         |         |             |
| C 52        | PKA PEWAMO SICL 0-1% SL | 5.1522 | 6490   | 33440     | 3560  | 18340     |        |         |         |         |             |
| C 51        | WSTL WASTE LAND         | .0925  | 120    | 10        | 50    | 10        |        |         |         |         |             |
| 670         | HSITE HOMESITE          | 1.0000 | 15000  | 15000     | 15000 | 15000     |        |         |         |         |             |
| 980         | ROAD ROAD               | 1.3115 |        |           |       |           |        |         |         |         |             |
|             |                         |        |        |           |       |           | 14.517 | 89390   | (100%)  | 51150   | CAUV # 1214 |
|             |                         |        |        |           |       |           |        | 31290   | ( 35%)  | 17900   |             |

Call Back: Sign: PSN Date: 2015-04-27 Lister:

28-200008.0000-v08020R