

MARION TWP  
UPPER SCIOTO SD

00270

Hardin County, Ohio  
Michael T. Bacon, Auditor

28-030029.0000  
R17

RES  
2025

sale

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

2022	ROACH EMILEE J TRUSTE	2018-08-24			
2023	ROACH EMILEE J TRUSTE	2018-08-24			
2024	ROACH EMILEE J TRUSTE	2018-08-24			
2025	ROACH EMILEE J TRUSTEE	2018-08-24	PT SW4 SW4 S3	5.00A	
	6844 CR 45		1WD		
	ALGER OH 45812	\$0			

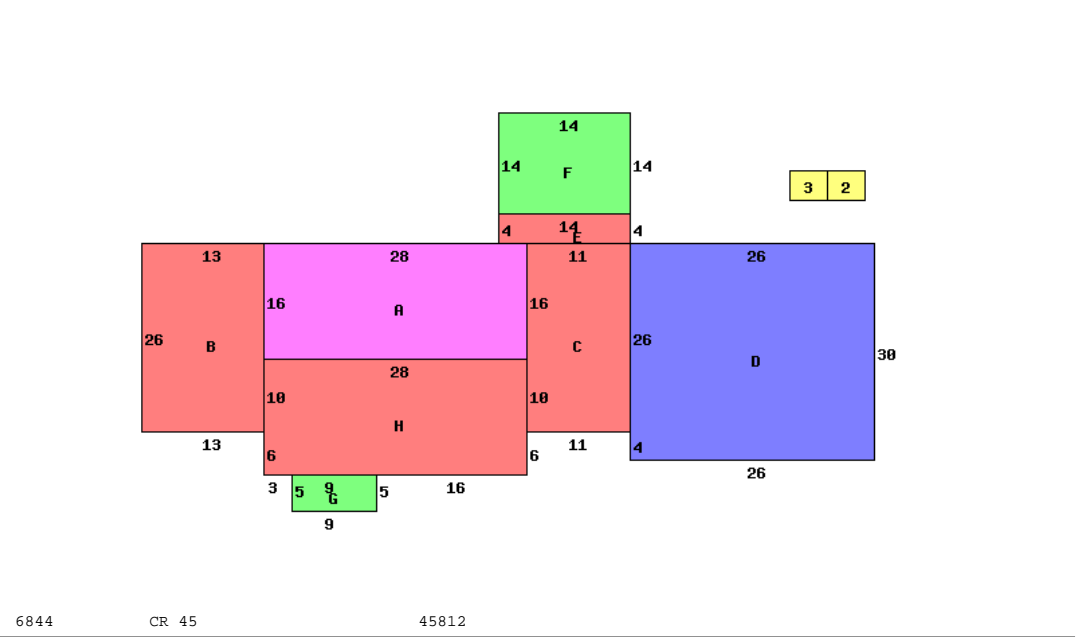
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	5.0000	5.0000	5.0000	5.0000	
Land100%	22200	34000	34000	34000	34000
Bldg100%	221570	251340	251340	251340	251340
Totl100%	243770t	285340t	285340t	285340t	285340t
Cauvl00%					
Tax Value:					
Land 35%	7770	11900	11900	11900	11900
Bldg 35%	77550	87970	87970	87970	87970
Totl 35%	85320t	99870t	99870t	99870t	99870t
Hmstd35%	79390	90940	90940	90940	
Owner Oc	79.90	75.10	71.16	71.18	hmstd 6300 l 84640 b
Hmstd RB					
Net Tax	3231.66	3474.94	3364.18	3359.08	
Sp-Asmnt	58.78	60.77	57.77	96.56	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 B	F	M		448		b	ADDTN
1 B	F	A		338		c	ADDTN
1 B	F	A		286		d	GRAGE
1	F	G		780	22650	e	ADDTN
	F/C	A		56		f	PORCH
	OFFP	P		196	5880	g	PORCH
	OFFP	P		45	1350	h	ADDTN
2 B	F	A		448			

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
345	1	2018-08-24	ROACH EMILEE J TRUSTEE	1WD *	0	21600	178630
317	1	2001-07-02	PITTENGER RICKY L & VALE	1WD	25000	10690	0
116	1	1999-03-17	HICKS RUSSELL T & LORETT	1SD	15000	0	0

Year	Land	Bldg	Total	Net Tax
2021	7770	77550	85320	3422.38
2020	7770	77550	85320	3471.08

p r o j e c t		ben acres	/ %	factor
500	HARDIN COUNTY LANDFILL			XA/2025
107	GRASS RUN #933 - HOG CREEK			XA/2025
110	HOG CREEK MAINLINE - HOG CR.			XA/2025
283	HETRICK #1027 - HOG CREEK MA			XA/2025
577	OTTAWA RIVER PROJECT MAINT			XA/2021



6844 CR 45 45812

Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	2	Sq-Ft Value
Floor Level	Main	FRAME 1576 123830
	Full Upper	FRAME 448 40160
	Basement	1520 28120
	Subtotal	192110
Shingle	Roof	GABLE
Plaster/Drywall	D D	Plumbing 4200
Unfinished Wall	X	Garages and Carports 22650
Floor/Concrete	X	Extra Features 7230
Floor/Tile-Lino	X X	Total Value 226190
Number of Rooms	1 4 2	
Bedrooms	1 2	
Central Heat	A	PUB ELECTRIC
GEO THERMA		PRIV WATER
Plumbing		PRIV SEWER
Standard	1	PUB PAVED ST/RD
Extra 3 Fixture	2	Topo: ROLLING
		Neighborhood:
		Code: 2800
		Dwl/Gar/NC% 1.2000

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 B F	2024	Grade	Cond	Value	Dpr	Dpr	Value
2 Pole Build		30X32	Rate		11520	.25		8640
3 P	CAN	8X18		C	2015AV	.25		860
	acres/	effective	depth	actual	effective	extended	true	
homesite	frontage	frontage	depth	rate	rate	value	value	
small acreage	4.0000	5000	4000	18000	18000	16000	16000	