MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-030029.0000 RES
R17 2026

sale

2023 ROACH EMILEE J TRUSTE	2018-08-24	
2024 ROACH EMILEE J TRUSTE	2018-08-24	
2025 ROACH EMILEE J TRUSTE	2018-08-24	
2026 ROACH EMILEE J TRUSTEE	2018-08-24 PT SW4 SW4 S3 5.00A	
6844 CR 45	1WD	
	$0	
ALGER OH 45812		

Orig Tax Year 2000
Parent: 28-030009.0000

Eff Rate: – 38.85 — 37.53 — 37.48 — 37.48 — a/r

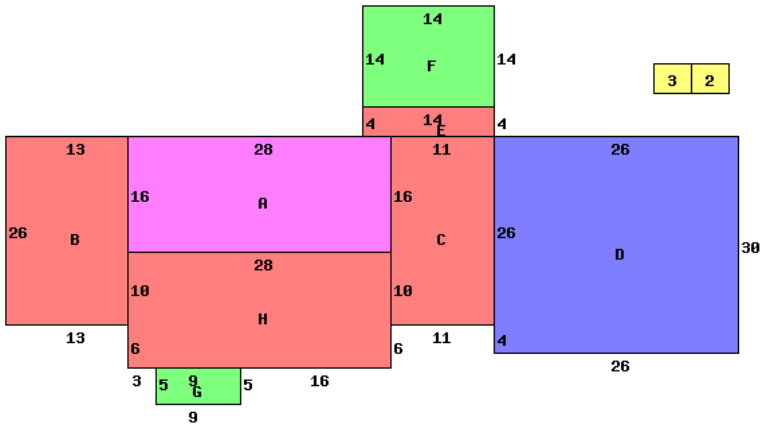
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	5.0000	5.0000	5.0000	5.0000	5.0000			
Land100%	34000	34000	34000	34000		34000	36710	36700
Bldg100%	251340	251340	251340	251340		251340	352110	352110
Totl100%	285340t	285340t	285340t	285340t		285340t	388830t	388810t
Cauv100%								
Tax Value:								
Land 35%	11900	11900	11900	11900		11900	12850	12850
Bldg 35%	87970	87970	87970	87970		87970	123240	123240
Totl 35%	99870t	99870t	99870t	99870t		99870t	136090t	136080t
Hmstd35%	90940	90940	90940	90940		90940	127160	
Owner Oc	75.10	71.16	71.18	71.18	71.18	hmstd 6300 l	84640 b	
Hmstd RB								
Net Tax	3474.94	3364.18	3359.08	3359.08	3359.08			
Sp-Asmnt	60.77	57.77	96.56	96.56				

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

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
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
2022	7770	77550	85320	3231.66
2021	7770	77550	85320	3422.38

project		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

Story Height 2

Floor Level			Sq-Ft	Value
	Main	FRAME	1576	123830
	Full Upper	FRAME	448	40160
	Basement		1520	28120
	Subtotal			192110
Shingle	Roof	GABLE		

*DWELLING COMPUTATIONS

B 1 2 U A

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	PUB ELECTRIC	
		PRIV WATER	
Central Heat	A	PRIV SEWER	
GEO THERMA		PUB PAVED ST/RD	
Plumbing		Topo: ROLLING	
Standard	1		
Extra 3 Fixture	2	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 F		2024		C+	2002GD	248810	.19		342610
2	Pole Build		30X32	960		C	2015AV	11520	.25		8640
3	P	CAN	8X18	144		C	2015AV	1150	.25		860

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	4.0000				5000	4000	16000	16000

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

28-030029.0000-v082020R