

MARION TWP
UPPER SCIOTO SD

00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-030040.0000
R09

RES
2025

sale

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

2022	FRAZIER RONALD L	2006-03-17	
2023	FRAZIER RONALD L	2006-03-17	
2024	FRAZIER RONALD L	2006-03-17	
2025	FRAZIER RONALD L	2006-03-17	PT S PT NW4 & N PT SW4
	6452 CR 45	1WD S3 5.01A	
	ADA OH 45810	\$25,000	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	5.0100	5.0100	5.0100	5.0100	
Land100%	22230	34030	34030	34030	34040
Bldg100%	120710	137230	137230	137230	137220
Totl100%	142940t	171260t	171260t	171260t	171260t
Cauvl00%					

Orig Tax Year 2004
Parent: 28-030012.0000

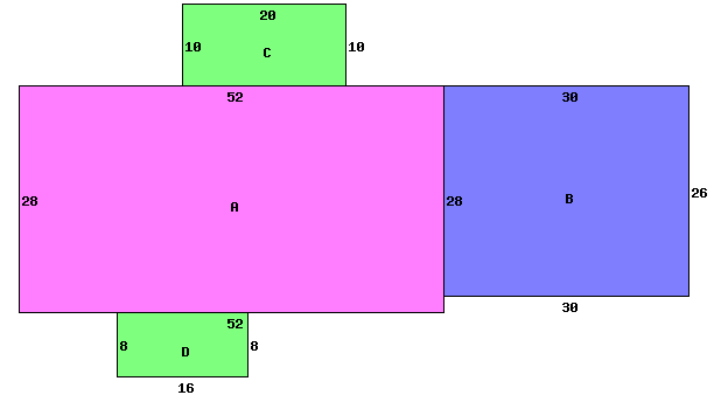
Tax Value:					
Land 35%	7780	11910	11910	11910	11910
Bldg 35%	42250	48030	48030	48030	48030
Totl 35%	50030t	59940t	59940t	59940t	59940t
Hmstd35%	41950	49610	49610	49610	
Owner Oc	42.22	40.98	38.82	38.82	hmstd 6300 1 43310 b
Hmstd RB	330.82	318.38	329.46	340.70	
Net Tax	1568.82	1771.30	1693.54	1679.24	
Sp-Asmnt	45.57	47.55	44.55	70.14	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1456		a	*MAIN
	F	G		780	18720	b	GRAGE
	DK	P		200	3000	c	PORCH
	OFF	P		128	3840	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
156	1	2006-03-17	FRAZIER RONALD L	1WD	25000	11260	0
405	1	2005-10-25	GUYTON LARRY L	1WD *	0	17600	99660
436	1	2004-07-20	GUYTON LARRY L	1WD	25000	0	0
373	1	2003-07-02	PIERACCINI GLENNA G	1WD	19000	0	0

Year	Land	Bldg	Total	Net Tax
2021	7780	42250	50030	1661.36
2020	7780	42250	50030	1685.04

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



Occupancy 1 Single Family		*DWELLING COMPUTATIONS
Story Height 1	Main	Sq-Ft Value
Floor Level	FRAME	1456 114600
Shingle	Roof	114600
	B 1 2 U A	GABLE
Plaster/Drywall	D	Air Conditioning 2560
Floor/Carpet	X	Plumbing 2100
Floor/Tile-Lino	X	Garages and Carports 18720
Number of Rooms	7	Extra Features 6840
Bedrooms	3	Total Value 144820
Central Heat	A	PUB ELECTRIC
FORCED AIR		PRIV WATER
Central A/C	A	PRIV SEWER
Plumbing		PUB PAVED ST/RD
Standard	1	Neighborhood:
Extra 3 Fixture	1	Code: 2800
		Dwl/Gar/NC% 1.2000

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C			Cond	Value	Dpr	Dpr	Value
2 Garage		24X30	720	D	2010GD	.11		123740
				C	2011AV	.35		13480
homesite	acres/	effective	depth	actual	effective	extended	true	
small acreage	frontage	frontage	depth	rate	rate	value	value	
	1.0000	18000	18000	18000	18000	18000	18000	
	4.0100	5000	4000	16040	16040	16040	16040	