MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-030041.0000 AGR
R10 2025

sale

2022 SHADLEY MICHAEL G	2015-11-16	
2023 SHADLEY MICHAEL G	2015-11-16	
2024 SHADLEY MICHAEL G	2015-11-16	
2025 SHADLEY MICHAEL G	2015-11-16	PT S PT NW4 & N PT SW4
6532 CR 45	1WD	S3 6.694A
	$50,000	
ADA OH 45810		

Orig Tax Year 2004
Parent: 28-030012.0000

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

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	111	111	111	111	111	111
Acres	6.6940	6.6940	6.6940	6.6940	6.6940	
Land100%	57260	47740	47740	47740	29910	47730
Bldg100%	27340	42740	42740	42740	42740	42740
Totl100%	84600t	90490t	90490t	90490t	72660t	90470t
Cauv100%	20030	29910	29910	29910		29900
Tax Value:						
Land 35%	7010	10470	10470	10470	10470	16710
Bldg 35%	9570	14960	14960	14960	14960	14960
Totl 35%	16580t	25430t	25430t	25430t	25430t	31660t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	643.52	903.96	874.72	873.44	873.44	
Cauv Sav	505.74	221.80	214.68	214.34		
Sp-Asmnt	71.21	73.86	70.86	121.40		

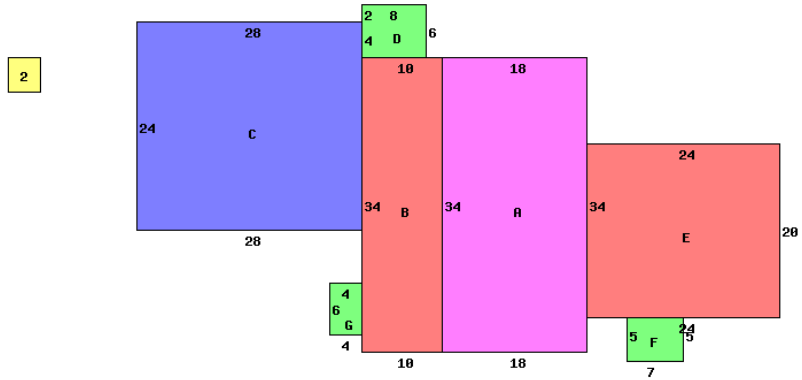
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		612		a	*MAIN
1	F/C	A		340		b	ADDTN
	F2	G		672	16130	c	GRAGE
	STP	P		48	190	d	PORCH
1	F/C	A		480		e	ADDTN
	OFP	P		35	1050	f	PORCH
	DK	P		24	360	g	PORCH

APPEARS VACANT

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
598	1	2015-11-16	SHADLEY MICHAEL G	1WD	50000	22710	32860
393	1	2003-07-10	RISNER SCOT D	1WD	62000	0	0

Year	Land	Bldg	Total	Net Tax
2021	7010	9570	16580	681.52
2020	7010	9570	16580	691.22

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			



6532 CR 45 45810

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1432	113210
	Part Upper	FRAME	612	30340
	Basement		153	3220
	Subtotal			146770
Metal	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		P			P
Unfinished Wall	X				
Floor/Pine		X		X	
Floor/Carpet		X			
Floor/Tile-Lino		X			
Number of Rooms		1	5	2	
Bedrooms			1	2	
Central Heat			A		
FORCED AIR					
Central A/C			A		
Plumbing					
Standard		1			
Extra 3 Fixture		1			

Air Conditioning	3680
Plumbing	2100
Garages and Carports	16130
Extra Features	1600
Total Value	170280
PUB ELECTRIC	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Neighborhood:	
Code:	2800
Dwl/Gar/NC%	1.2000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1HB F		2044		C	1910PR	170280	.75	.50	25540
2	Pole Barn		64X80	5120		D	1965AV	49150	.65		17200

Tab	#	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA	BLOUNT SILT LOAM 0-	1.2105	6030	7300	2660	3220
C	2	BOB	BLOUNT SILT LOAM, 2	2.8154	5770	16240	2360	6640
C	52	PKA	PEWAMO SICL 0-1% SL	1.4160	6490	9190	3560	5040
	670	HSITE	HOMESITE	1.0000	15000	15000	15000	15000
	980	ROAD	ROAD	.2521				
				6.694		47730	(100%)	29900
						16710	(35%)	10470

CAUV # 1214

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