

MARION TWP
UPPER SCIOTO SD

00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-030041.0000
R10

AGR
2025

sale

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

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
6532 CR 45	2015-11-16 PT S PT NW4 & N PT SW4
ADA OH 45810	LWD S3 6.694A
	\$50,000

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	47740	47730
Bldg100%	27340	42740	42740	42740	42740	42740
Totl100%	84600t	90490t	90490t	90490t	90490t	90470t
Cauv100%	20030	29910	29910	29910	29910	29900

Orig Tax Year 2004
Parent: 28-030012.0000

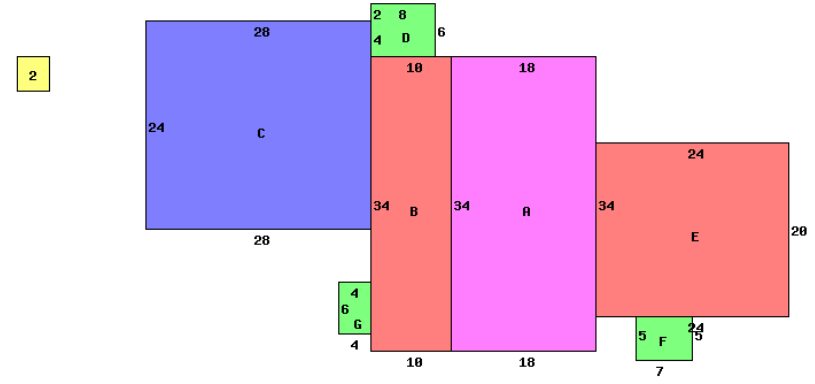
Tax Value:	7010	10470	10470	10470	10470	16710
Land 35%	9570	14960	14960	14960	14960	14960
Bldg 35%	16580t	25430t	25430t	25430t	25430t	31660t
Totl 35%						
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	643.52	903.96	874.72	873.44	873.44	
Cauv Sav	505.74	221.80	214.68	214.34	214.34	
Sp-Asmnt	71.21	73.86	70.86	121.40	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
1	STP	P		48	190	d	PORCH
	F/C	A		480		e	ADDTN
	OFFP	P		35	1050	f	PORCH
	DK	P		24	360	g	PORCH

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

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

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



6532 CR 45 45810

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1H	Sq-Ft	Value
Floor Level	Main	FRAME	1432 113210
	Part Upper	FRAME	612 30340
	Basement		153 3220
	Subtotal		146770
Metal	Roof	GABLE	
Plaster/Drywall	P	P	Air Conditioning 3680
Unfinished Wall	X		Plumbing 2100
Floor/Pine	X	X	Garages and Carports 16130
Floor/Carpet	X		Extra Features 1600
Floor/Tile-Lino	X		Total Value 170280
Number of Rooms	1 5 2		
Bedrooms	1 2		PUB ELECTRIC
Central Heat	A		PRIV WATER
FORCED AIR			PRIV SEWER
Central A/C	A		PUB PAVED ST/RD
Plumbing			Neighborhood:
Standard	1		Code: 2800
Extra 3 Fixture	1		Dwl/Gar/NC% 1.2000

Bldg Type	SHB+Cons	DixHt	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