

00270

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
ADA OH 45810	\$50,000

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
Prop Cls	111	111	111	111	111
Acres	6.6940	6.6940	6.6940	6.6940	6.6940
Land100%	57260	47740	47740	47740	29910
Bldg100%	27340	42740	42740	42740	42740
Totl100%	84600t	90490t	90490t	90490t	72660t
Cauv100%	20030	29910	29910	29910	29910
Tax Value:					
Land 35%	7010	10470	10470	10470	10470
Bldg 35%	9570	14960	14960	14960	14960
Totl 35%	16580t	25430t	25430t	25430t	25430t
Hmstd35%					
Owner 0c					
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	

CAMA
111

47730
53390
101120t
29900

16710
18690
35390t

SHB+ 1HB 1	CONS F F/C F2 STP F/C OFF DK	TYPE M A G P A P P	FACT	SQ-FT 612 340 672 48 480 35 24	VALUE 16130 190
------------------	---	---	------	---	-----------------------

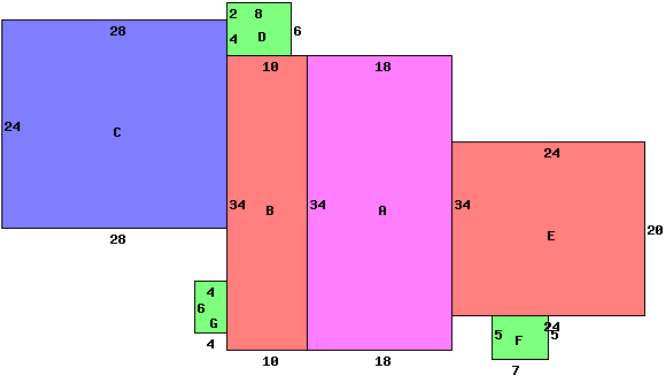
a	*MAIN
b	ADDTN
c	GRAGE
d	PORCH
e	ADDTN
f	PORCH
g	PORCH

APPEARS VACANT									
Sale#	#d	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

2



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	B 1 2 U A	
Unfinished Wall	P P	Air Conditioning 3680
Floor/Pine	X X	Plumbing 2100
Floor/Carpet	X	Garages and Carports 16130
Floor/Tile-Lino	X	Extra Features 1600
Number of Rooms	1 5 2	Total Value 170280
Bedrooms	1 2	
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% 1.7000

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1HB F	64X80	2044		C	1910PR		170280	.75	.50	36190
2 Pole Barn			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		CAUV # 1214	
						16710	(35%)	10470			