MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-030041.0000 AGR
R10 2026

sale

2023	SHADLEY MICHAEL G	2015-11-16
2024	SHADLEY MICHAEL G	2015-11-16
2025	SHADLEY MICHAEL G	2015-11-16
2026	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: 38.85 — 37.53 — 37.48 — 37.48 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	6.6940	6.6940	6.6940	6.6940	6.6940			
Land100%	47740	47740	47740	47740		47740	69200	69210
Bldg100%	42740	42740	42740	42740		42740	53400	53390
Totl100%	90490t	90490t	90490t	90490t		90490t	122600t	122600t
Cauv100%	29910	29910	29910	29910		47740	69200	36010
Tax Value:								
Land 35%	10470	10470	10470	10470		10470	12600	24220
Bldg 35%	14960	14960	14960	14960		14960	18690	18690
Totl 35%	25430t	25430t	25430t	25430t		25430t	31290t	42910t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	903.96	874.72	873.44	873.44	873.44			
Cauv Sav	505.74	221.80	214.68	214.34				
Sp-Asmnt	73.86	70.86	121.40	121.40				

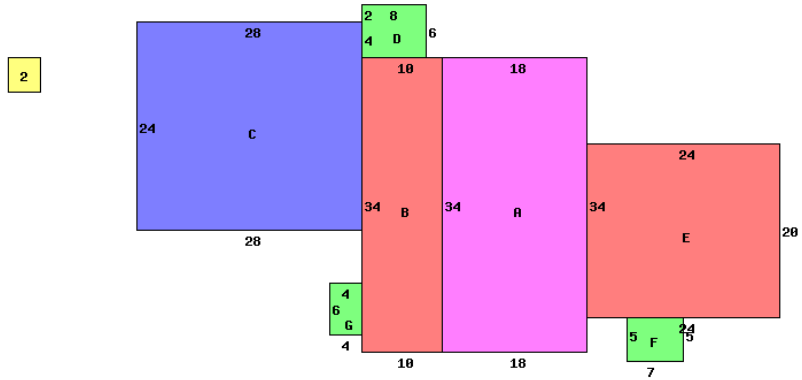
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		612		a	*MAIN
1	F/C	A		340		b	ADDTN
	F2	G		672	16130	c	GRAGE
	STP	P		48	190	d	PORCH
1	F/C	A		480		e	ADDTN
	OFP	P		35	1050	f	PORCH
	DK	P		24	360	g	PORCH

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
2022	7010	9570	16580	643.52
2021	7010	9570	16580	681.52

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

			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%	1.7000

	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	36190
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	8740	10580	2550	3090
C	2	BOB	BLOUNT SILT LOAM, 2	2.8154	8370	23560	2230	6280
C	52	PKA	PEWAMO SICL 0-1% SL	1.4160	9410	13320	3450	4890
	670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
	980	ROAD	ROAD	.2521				
				6.694		69210	(100%)	36010
						24220	(35%)	12600

CAUV # 1214

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