

MARION TWP
UPPER SCIOTO SD

00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-040012.0000
P33

RES
2025

sale

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

2022 HICKORY HOLLOW LAKE L	2020-11-25		
2023 HICKORY HOLLOW LAKE L	2020-11-25		
2024 HICKORY HOLLOW LAKE L	2020-11-25		
2025 TITUS CLAUDIA	2024-01-16	PT S 1/2 E 1/2 SE 1/4 S4	
6947 CR 45	2WD	2.00A	
ALGER OH 45812	\$0		

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	2.0000	2.0000	2.0000	2.0000	23000
Land100%	15600	23000	23000	23000	23000
Bldg100%	105030	102830	102830	102830	102830
Totl100%	120630t	125830t	125830t	125830t	125830t
Cauvl00%					
Tax Value:					
Land 35%	5460	8050	8050	8050	8050
Bldg 35%	36760	35990	35990	35990	35990
Totl 35%	42220t	44040t	44040t	44040t	44040t
Hmstd35%			42290	42290	
Owner Oc				33.10	
Hmstd RB					hmstd 6300 l 35990 b
Net Tax	1638.72	1565.48	1514.88	1479.54	
Sp-Asmnt	41.28	41.28	35.28	52.58	

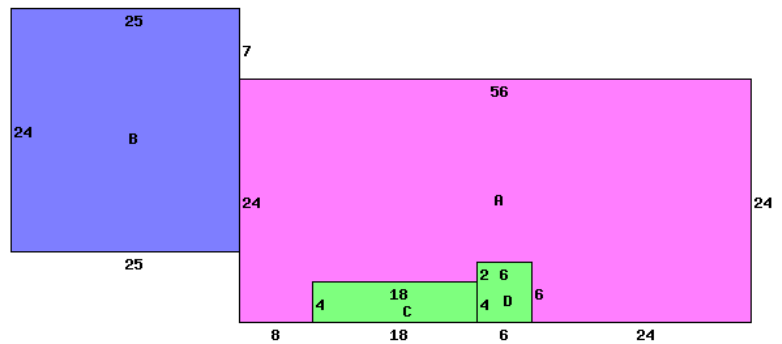
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 B	F	M		1236		b	GRAGE
	F2	G		600	14400	c	PORCH
	OP	P		72	2160	d	PORCH
	OP	P		36	1080		

#: 25 L/W
280400250000 1.00a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
561	2	2024-01-16	TITUS CLAUDIA	2WD *	0	23000	102830
433	2	2020-11-25	HICKORY HOLLOW LAKE LLC	2AF *	125000	15600	105030
321	2	2018-11-01	EWING MARY C	2QC *	0	15000	84630
		2017-07-21	EWING DARRYL A & MARY C		0	13510	76110

Year	Land	Bldg	Total	Net Tax
2021	5460	36760	42220	1735.46
2020	5460	36760	42220	1715.90

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



6947 CR 45 45812

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1	Sq-Ft Value
Floor Level	1236 105830
Main	FRAME
Basement	1236 23010
Subtotal	128840
Shingle	Roof GABLE
B 1 2 U A	
Plaster/Drywall	D
Unfinished Wall	X
Floor/Carpet	X
Floor/Tile-Lino	L
Number of Rooms	1 5
Bedrooms	3
Central Heat	A
ELECTRIC	
Plumbing	
Standard	1
Garages and Carports	14400
Extra Features	3240
Total Value	146480
PUB ELECTRIC	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Neighborhood:	
Code:	2800
Dwl/Gar/NC%	1.2000

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B F		1236		C	1974AV	146480	.35	.10	102830
homesite	1.0000	effective	depth	actual	effective	rate	extended	value	true	value
small acreage	1.0000	frontage	depth	rate	rate	value	value	value	value	value
				18000	18000	18000	18000	18000	18000	18000
				5000	5000	5000	5000	5000	5000	5000