MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-040023.0000 RES
P36 2026

sale

2023 SHIELDS JULIANNE	1996-10-25	
2024 SHIELDS JULIANNE	1996-10-25	
2025 SHIELDS JULIANNE	1996-10-25	
2026 SHIELDS JULIANNE	1996-10-25 PT SE 1/4 S4	1.00A
6849 CR 45	1QC	
	$0	
ALGER OH 45812		

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

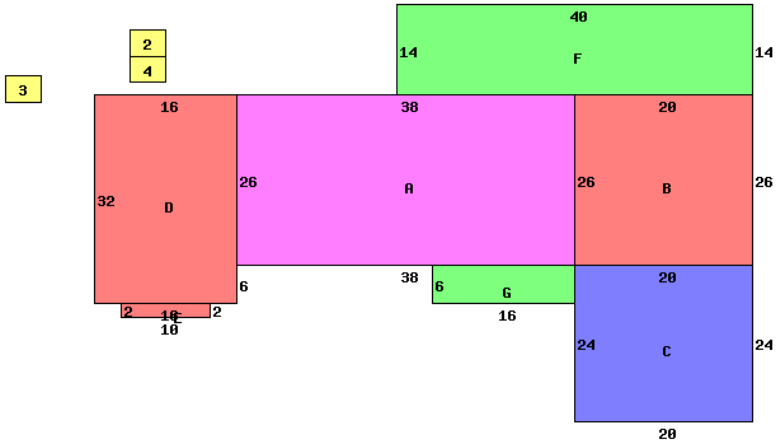
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	1.0000	1.0000	1.0000	1.0000	1.0000			
Land100%	18000	18000	18000	18000		18000	20710	20700
Bldg100%	127030	127030	127030	127030		127030	179260	179250
Totl100%	145030t	145030t	145030t	145030t		145030t	199970t	199950t
Cauv100%								
Tax Value:								
Land 35%	6300	6300	6300	6300		6300	7250	7240
Bldg 35%	44460	44460	44460	44460		44460	62740	62740
Totl 35%	50760t	50760t	50760t	50760t		50760t	69990t	69980t
Hmstd35%	50530	50530	50180	50180		50180	69410	
Owner Oc	41.74	39.54	39.28	39.28	39.28	hmstd 6300 l	43880 b	
Hmstd RB								
Net Tax	1762.60	1706.50	1704.18	1704.18	1704.18			
Sp-Asmnt	30.45	27.45	36.90	36.90				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		988		a	*MAIN
1	F	A		520		b	ADDTN
	F2	G		480	11520	c	GRAGE
1	F/C	A		512		d	ADDTN
1	F/C	A		20		e	ADDTN
	DK	P		560	8400	f	PORCH
	OFP	P		96	2880	g	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
476	1	1996-10-25	SHIELDS JULIANNE	1QC *	0	6510	62370

Year	Land	Bldg	Total	Net Tax
2022	4410	37720	42130	1593.16
2021	4410	37720	42130	1687.18

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			



6849 CR 45 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	2040	139540
	Subtotal			139540
Shingle	Roof	GABLE		

B 1 2 U A

Fiberboard Wall	X	Plumbing	3500
Floor/Carpet	X	Garages and Carports	11520
Floor/Tile-Lino	L	Extra Features	11280
Number of Rooms	8	Total Value	165840
Bedrooms	3		
		PUB ELECTRIC	
Central Heat	A	PRIV WATER	
ELECTRIC		PRIV SEWER	
Plumbing		PUB PAVED ST/RD	
Standard	1		
Extra 3 Fixture	1	Neighborhood:	
Extra 2 Fixture	1	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	1 F/C		2040		C	1960GD	165840	.37		177610
2	Shed		12X16	192		D	1980AV	1840	.65		640
3	P	PAT	16X20	320		D	2005AV	770	.50		390
4	P	OFP	6X12	72		D	1980AV	1730	.65		610

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700

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

28-040023.0000-v082020R