

MARION TWP
UPPER SCIOTO SD

12:57 PM

RES
2025

00270

Hardin County, Ohio
Michael T. Bacon, Auditor

- sale

2022	ROWE	DIANA LYNN	2019-03-21							
2023	ROWE	DIANA LYNN	2019-03-21							
2024	ROWE	DIANA LYNN	2019-03-21							
2025	ROWE	DIANA LYNN	2019-03-21	PT	E4	SE4	S4	6.016A		
	6747	CR 45						1CT		
			\$0							
	ALGER	OH 45812								

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

Tax Year	2022	2023	2024	2025	2025
Prop Cls	511	511	511	511	511
Acres	6.0160	6.0160	6.0160	6.0160	6.0160
Land100%	23890	36800	36800	36800	36800
Bldg100%	107770	126430	126430	126430	126430
Tot100%	131660t	163230t	163230t	163230t	163230t

CAMA
511

39510
179110
18620t

- Tax Value:

Land 35%	8360	12880	12880	12880	12880				13830
Bldg 35%	37720	44250	44250	44250	44250				62690
Tot.l 35%	46080t	57130t	57130t	57130t	57130t				76520t
Hmstd 35%	42130	50550	50550	50550	50550				
Owner Oc	42.40	41.74	39.56	39.56	39.56	hmstd	6300 l	44250 b	
Hmstd RB	330.82	318.38	329.46	340.70	340.70				
Net Tax	1415.32	1670.66	1596.14	1581.98	1581.98				

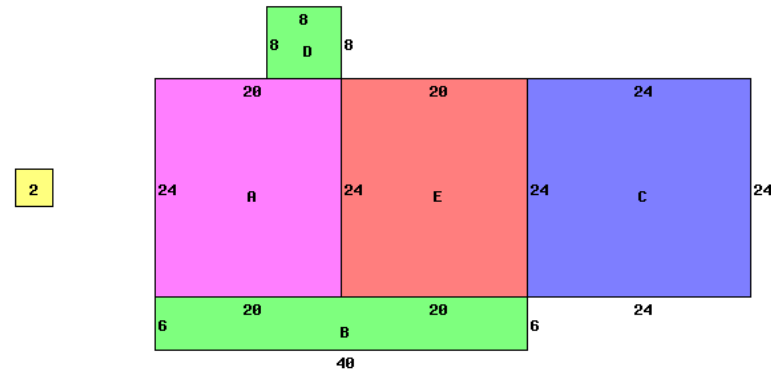
Sp-Asmnt	36.04	37.94	34.94	51.08
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SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		480		a	*MAIN
	OFF	P		240	7200	b	PORCH
	F	P		576	16730	c	GRAGE
	DK	P		64	960	d	PORCH
1 B	F	A		480		e	ADDTN

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bdg
95	1	2019-03-21	ROWE DIANA LYNN	1CT *	0	24060	97230

Year	Land	Bldg	Total	Net Tax
2021	8360	37720	46080	1498.80
2020	8360	37720	46080	1520.16

p r o j e c t		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		



6747 CR 45 45812

Occupancy 1 Single Family				*DWELLING COMPUTATIONS	
Story Height 1			Sq-Ft	Value	
Floor Level	Main	FRAME	960	100780	
	Basement		480	9190	
Shingle	Subtotal			109970	
	Roof	GABLE			
Plaster/Drywall	B 1 2 U A		Air Conditioning	1670	
Unfinished Wall	X		Plumbing	2100	
Floor/Carpet	X		Garages and Carports	16730	
Floor/Concrete	X		Extra Features	8160	
Number of Rooms	1 3		Total Value	138630	
Bedrooms	1				
Central Heat	A		Neighborhood:		
			Code:	2800	
Central A/C	A		Dwl/Gar/NC%	1.7000	
Plumbing					
Standard	1				
Extra 3 Fixture	1				

1	Bldg	Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Cond	Replace	Phy	Fnc	True
3	DWELLING		1 B F	FtxFt	960	Rate	C	1997AV		Value	Dpr	Dpr	Value
3	Shed		*NV	8X10	0			OLD/		138630	0		179110
			acres/ frontage	effective frontage	depth	depth factor		actual rate		effective rate	extended value		true value
	homesite		1.0000					20700		20700	20700		20700
	small acreage		5.0160					5000		3750	18810		18810

Call Back:

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

28-040029.0000-v082020R