MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-040029.0000 RES
P40 2026

sale

2023 ROWE DIANA LYNN	2019-03-21	
2024 ROWE DIANA LYNN	2019-03-21	
2025 ROWE DIANA LYNN	2019-03-21	
2026 ROWE DIANA LYNN	2019-03-21	PT E4 SE4 S4 6.016A
6747 CR 45	1CT	
	$0	
ALGER OH 45812		

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

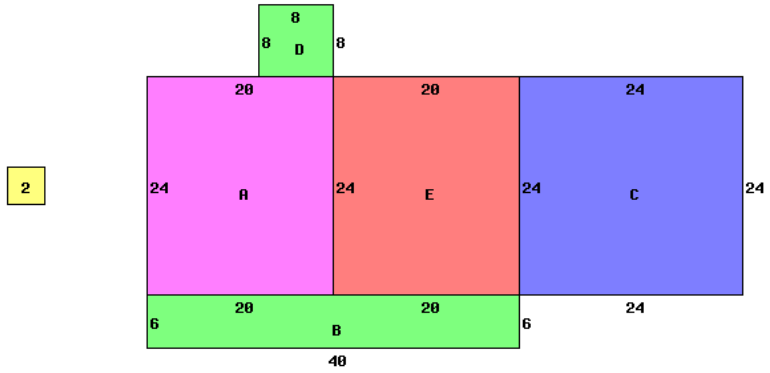
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	6.0160	6.0160	6.0160	6.0160	6.0160			
Land100%	36800	36800	36800	36800		36800	39510	39510
Bldg100%	126430	126430	126430	126430		126430	179110	179110
Totl100%	163230t	163230t	163230t	163230t		163230t	218630t	218620t
Cauv100%								
Tax Value:								
Land 35%	12880	12880	12880	12880		12880	13830	13830
Bldg 35%	44250	44250	44250	44250		44250	62690	62690
Totl 35%	57130t	57130t	57130t	57130t		57130t	76520t	76520t
Hmstd35%	50550	50550	50550	50550		50550	69940	
Owner Oc	41.74	39.56	39.56	39.56	39.56	hmstd 6300 l	44250 b	
Hmstd RB	318.38	329.46	340.70	340.70	340.70			
Net Tax	1670.66	1596.14	1581.98	1581.98	1581.98			
Sp-Asmnt	37.94	34.94	51.08	51.08				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		480		a	*MAIN
	OFP	P		240	7200	b	PORCH
	F F	G		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:bldg
95	1	2019-03-21	ROWE DIANA LYNN	1CT *	0	24060	97230

Year	Land	Bldg	Total	Net Tax
2022	8360	37720	46080	1415.32
2021	8360	37720	46080	1498.80

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			



6747 CR 45 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	960	100780
	Basement		480	9190
	Subtotal			109970
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	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		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B F		960		C	1997AV	138630	.24		179110
3	Shed	*NV	8X10	0			OLD/	0			0

	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