

MARION TWP
UPPER SCIOTO SD

00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-040048.0000
P02

RES
2025

sale

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

2022 SHADLEY BRYAN E & PAT	2009-06-16
2023 SHADLEY BRYAN & PATRI	2022-05-16
2024 SHADLEY BRYAN & PATRI	2022-05-16
2025 SHADLEY BRYAN & PATRICI	2022-05-16
2864 SR 309	2022-05-16 PT E PT NE4 NE4 S4
	3WD 5.485A
ADA OH 45810	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	5.4850	5.4850	5.4850	5.4850	
Land100%	28690	40490	40490	33970	33980
Bldg100%	140510	166570	166570	166570	166570
Totl100%	169200t	207060t	207060t	200540t	200550t
Cauvl00%					

Orig Tax Year 1999
Parent: 28-040030.0000

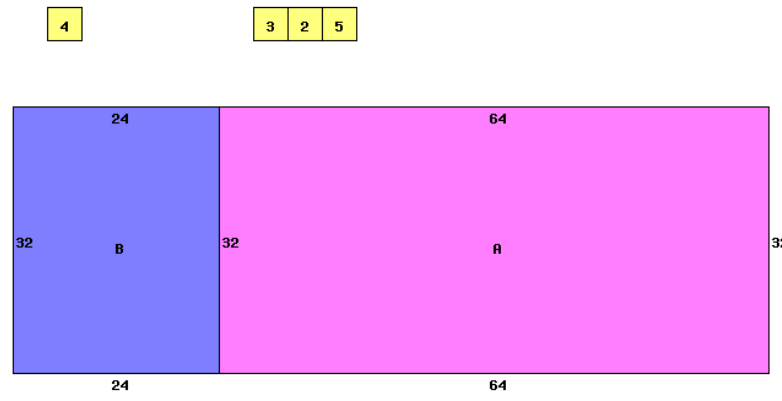
Tax Value:					
Land 35%	10040	14170	14170	11890	11890
Bldg 35%	49180	58300	58300	58300	58300
Totl 35%	59220t	72470t	72470t	70190t	70190t
Hmstd35%	50170	60330	60330	58410	
Owner Oc	50.50	49.82	47.20	45.72	hmstd 6300 l 52110 b
Hmstd RB					
Net Tax	2248.04	2526.24	2445.64	2365.10	
Sp-Asmnt	30.90	34.21	31.21	40.81	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	C	M		2048	18430	b	GRAGE
	CB2	G		768			

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
235	3	2022-05-16	SHADLEY BRYAN & PATRICI	3WD	0	28690	140510
229	1	2009-06-16	SHADLEY BRYAN E & PATRICI	1SD	150000	26570	134970
454	1	2008-12-17	GALVIN MARY ALICE	1AF *	0	26570	134970
341	1	1998-06-18	GALVIN DANIEL L	1WD	120000	0	0

Year	Land	Bldg	Total	Net Tax
2021	10040	49180	59220	2380.70
2020	10040	49180	59220	2414.58

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
577 OTTAWA RIVER PROJECT MAINT			XA/2021



2864 SR 309 45810

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1	Sq-Ft Value
Floor Level	2048 151790
Shingle	151790
Plaster/Drywall	X
Floor/Carpet	X
Number of Rooms	5
Bedrooms	3
Central Heat	A
ELECTRIC	
Plumbing	
Standard	1
Extra 3 Fixture	1
	Neighborhood: 2800
	Code: 2800
	Dwl/Gar/NC% 1.2000

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 CONC	2048		C	1984AV	172320	.28		148880
2 P	OPF	10X32	320	C	2003AV	9600	.50		4800
3 P	*SV DK	12X16	192		1984AV	900	.20		700
4 POND	*.77AC		0		OLD/	0			0
5 Pole Build		2032		C	2003AV	24380	.50		12190
	acres/	effective	depth	depth	actual	effective	extended	true	
homesite	frontage	frontage	depth	factor	rate	rate	value	value	
small acreage	1.0000	3.9850			18000	18000	18000	18000	
road	.5000				5000	4010	15980	15980	