MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-040048.0000 RES
P02 2026

sale

2023 SHADLEY BRYAN & PATRI	2022-05-16	
2024 SHADLEY BRYAN & PATRI	2022-05-16	
2025 SHADLEY BRYAN & PATRI	2022-05-16	
2026 SHADLEY BRYAN & PATRICI	2022-05-16 PT E PT NE4 NE4 S4	
2864 SR 309	3WD 5.485A	
	$0	
ADA OH 45810		

Orig Tax Year 1999
Parent: 28-040030.0000

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

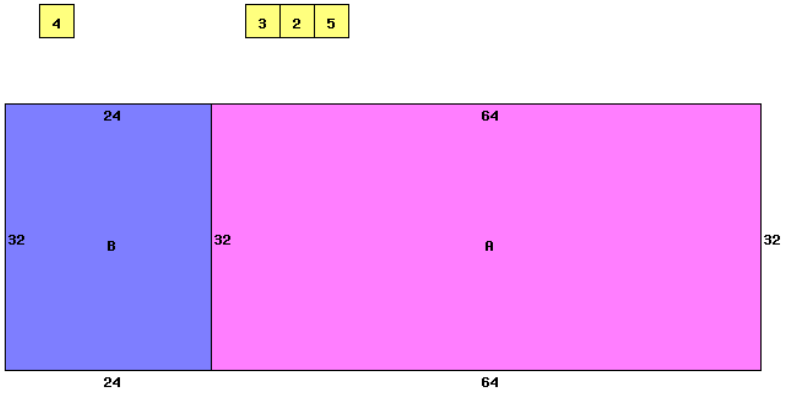
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	5.4850	5.4850	5.4850	5.4850	5.4850			
Land100%	40490	40490	33970	33970		33970	36690	36680
Bldg100%	166570	166570	166570	166570		166570	228600	228610
Totl100%	207060t	207060t	200540t	200540t		200540t	265290t	265290t
Cauv100%								
Tax Value:								
Land 35%	14170	14170	11890	11890		11890	12840	12840
Bldg 35%	58300	58300	58300	58300		58300	80010	80010
Totl 35%	72470t	72470t	70190t	70190t		70190t	92850t	92850t
Hmstd35%	60330	60330	58410	58410		58410	81070	
Owner Oc	49.82	47.20	45.72	45.72	45.72	hmstd 6300 l	52110 b	
Hmstd RB								
Net Tax	2526.24	2445.64	2365.10	2365.10	2365.10			
Sp-Asmnt	34.21	31.21	40.81	40.81				

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

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
2022	10040	49180	59220	2248.04
2021	10040	49180	59220	2380.70

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

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	2048	151790
	Subtotal			151790
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Plumbing	2100
Floor/Carpet	X	Garages and Carports	18430
Number of Rooms	5	Total Value	172320
Bedrooms	3		
		PUB ELECTRIC	
Central Heat	A	PRIV WATER	
ELECTRIC		PRIV SEWER	
Plumbing		PUB PAVED ST/RD	
Standard	1		
Extra 3 Fixture	1	Neighborhood:	
		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 CONC		2048		C	1984AV	172320	.28		210920
2	P	OFP	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/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	3.9850				5000	4010	15980	15980
road	.5000							

Call Back: Sign: PSN Date: 2015-07-02 Lister: 28-040048.0000-v082020R