

MARION TWP
UPPER SCIOTO SD

00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-040053.0000
P42.01

RES
2025

sale

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

2022 SWAYNE AARON D	2015-09-18
2023 SWAYNE AARON D	2015-09-18
2024 SWAYNE AARON D	2015-09-18
2025 SWAYNE AARON D	2015-09-18
6481 CR 45	2015-09-18 PT SE4 NE4 NE4 SE4 S4
	1WD 3.986A
ADA OH 45810	\$80,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	561	561	561	561	561
Acres	3.9860	3.9860	3.9860	3.9860	
Land100%	21570	32940	32940	32940	32930
Bldg100%	65110	84830	84830	84830	84820
Totl100%	86690t	117770t	117770t	117770t	117750t
Cauv100%					

Orig Tax Year 2011
Parent: 28-040051.0000

Tax Value:					
Land 35%	7550	11530	11530	11530	11530
Bldg 35%	22790	29690	29690	29690	29690
Totl 35%	30340t	41220t	41220t	41220t	41210t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1177.60	1465.22	1417.88	1415.80	
Sp-Asmnt	33.90	36.20	30.20	40.79	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F	M		1216		a	*MAIN
	DK	P		128	1920	b	PORCH
	DK	P		220	3300	c	PORCH

#: 54 L/W
2013 duplicate combined parcels
280400540000 .762A

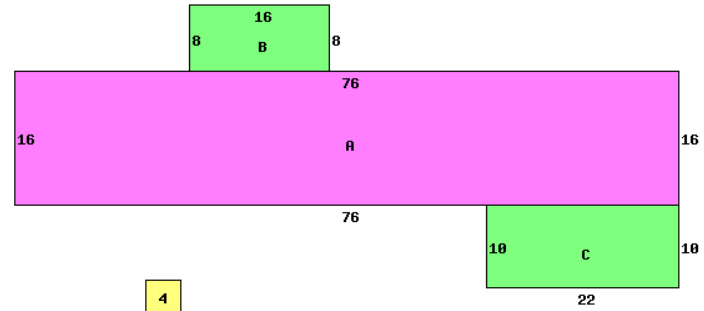
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
479	1	2015-09-18	SWAYNE AARON D	1WD	80000	19460	50400
488	2	2012-10-23	TITUS CLAUDIA M	2WD	82000	17170	65910
189	2	2010-04-27	NELSON JERRY L & KATHERIN	2WD	47000	0	0

Year	Land	Bldg	Total	Net Tax
2021	7550	22790	30340	1247.14
2020	7550	22790	30340	1264.90

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
577 OTTAWA RIVER PROJECT MAINT			XA/2021

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6481 CR 45 45810

Occupancy 4 M/H on Real Estate	*DWELLING COMPUTATIONS
Story Height 1	Sq-Ft Value
Floor Level	Main FRAME 1216 104110
Shingle	Subtotal 104110
	Roof GABLE
Plaster/Drywall	D Air Conditioning 2180
Floor/Carpet	X Extra Features 5220
Floor/Tile-Lino	X Total Value 111510
Number of Rooms	5
Bedrooms	2 PUB ELECTRIC
Central Heat	A PRIV WATER
Central A/C	A PRIV SEWER
Plumbing	PUB PAVED ST/RD
Standard	1 Neighborhood: Code: 2800 Dwl/Gar/NC% 1.2000

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 MH/REAL	1 F	1216		MHD	1999AV	89210	.22	.20	66800
2 Pole Build		25X31	775	C	2010AV	9300	.40		5580
3 Garage		24X30	720	C	2010AV	17280	.40		12440
4 POND	*.22A		0		OLD/	0			0
	acres/	effective	depth	actual	effective	extended	true		
homesite	frontage	frontage	depth	rate	rate	value	value		
small acreage	1.0000			18000	18000	18000	18000		
	2.9860			5000	5000	14930	14930		

Call Back:

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

28-040053.0000-v082020R