

MARION TWP
UPPER SCIOTO SD

00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-040058.0000
P01.01

COM
2025

sale

2024 SHADLEY BRYAN & PATRI
2025 CMFH LLC
2862 SR 309
ADA OH 45810
2024-09-04 PT NE4 NE4 S4 2.00A
1WD
\$152,000

Eff Rate:- ——— 44.39 — 44.72 — a/r

Tax Year	2024	2025	CAMA
Prop Cls	499	499	499
Acres		2.0000	
Land100%	14800	14800	14790
Bldg100%	18970	18970	18960
Totl100%	33770t	33770t	33750t

Orig Tax Year 2025
Parent: 28-040030.0000

Tax Value:			
Land 35%	5180	5180	5180
Bldg 35%	6640	6640	6640
Totl 35%	11820t	11820t	11810t
Hmstd35%			
Owner Oc			
Hmstd RB			
Net Tax	524.64	528.54	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
368	1	2024-09-04	CMFH LLC	1WD	152000	0	0

2862 SR 309 45810

4

3

2

Neighborhood:
Code: 2800
Dwl/Gar/NC% 1.2000

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
		FtxFt	Area	Grade	Cond	Value	Dpr	Dpr
1 FENCE		270	11.75	C	1991GD	3170	.80	630
2 OFFICE		12X16	192	62.57	C	1993GD	12010	.70
3 SERV GARAG		34X72	2448	20.06	C	1991GD	49110	.70
4 CARPORT	*PP	18X21	378		C	2003GD	0	0

site value	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	1.0000						12000	12000
site value	.9290				3000		2790	2790
road	.0710							