

MARION TWP
UPPER SCIOTO SD

00270

REAL PROPERTY RECORD

03:40 AM

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

Orig Tax Year 2025
Parent: 28-040030.0000

Eff Rate:-

44.39 44.72

a/r

Tax Year 2024 2025
Prop Cls 499 499
Acres 2.0000
Land100% 14800 14800
Bldg100% 18970 18970
Totl100% 33770t 33770t
Cauv100%

CAMA
499

17750
22760
40510t

Tax Value:

Land 35% 5180 5180
Bldg 35% 6640 6640
Totl 35% 11820t 11820t
Hmstd35%
Owner 0c
Hmstd RB
Net Tax 524.64 528.54

6210
7970
14180t

Sale# 368 #p 1 sale date 2024-09-04 To CMFH LLC

Type/Invalid? 1WD Sale\$ 152000 co:land 0 co:bldg 0

4

3

2

2862 SR 309 45810

Neighborhood: 4444
Code: 1.2000
Dwl/Gar/NC% 1.2000
lot/hmsite% 1.2000
res-ag:lnd% 1.2000
ag-t:c/p/w% 1.2000
ag-t:other% 1.2000
ag:outbldg% 1.2000

Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 FENCE		270	14.10	C	1991GD	3170	.80			760
2 OFFICE		12X16 192	75.08	C	1993GD	12010	.70			4320
3 SERV GARAG		34X72 2448	24.07	C	1991GD	49110	.70			17680
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				3000		12000			14400
road	.9290						2790			3350
	.0710									