MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-040058.0000 COM
P01.01 2026

sale

2024 SHADLEY BRYAN & PATRI
2025 CMFH LLC
2026 CMFH LLC
2862 SR 309

ADA OH 45810

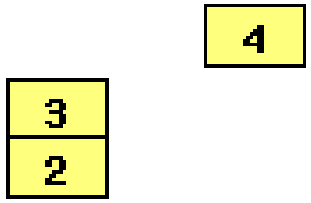
2024-09-04
2024-09-04 PT NE4 NE4 S4 2.00A
1WD
$152,000

Orig Tax Year 2025
Parent: 28-040030.0000

Eff Rate:- 44.39 44.72 44.72 a/r

	2024	2025	2026	2026	2027	CAMA
Tax Year	2024	2025	2026	2026	2027	CAMA
Prop Cls	499	499	499	499	499	499
Acres		2.0000	2.0000			
Land100%	14800	14800	14800	14800	17740	17750
Bldg100%	18970	18970	18970	18970	22770	22760
Totl100%	33770t	33770t	33770t	33770t	40510t	40510t
Cauv100%						
Tax Value:						
Land 35%	5180	5180	5180	5180	6210	6210
Bldg 35%	6640	6640	6640	6640	7970	7970
Totl 35%	11820t	11820t	11820t	11820t	14180t	14180t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	524.64	528.54	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



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Neighborhood:
Code: 4444
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

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	1.0000						12000	14400
site value	.9290				3000		2790	3350
road	.0710							