

MARION TWP
UPPER SCIOTO SD

00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-090044.0000
019

RES
2025

sale

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

2022 SHADLEY BEVERLY J	2002-11-07
2023 SHADLEY BEVERLY J	2002-11-07
2024 SHADLEY BEVERLY J	2002-11-07
2025 SHADLEY BEVERLY J	2002-11-07 PT S1/2 NE1/4 S9 1.003A
7383 CR 45	1CT
ALGER OH 45812	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	561	561	561	561	561
Acres	1.0000	1.0000	1.0000	1.0000	
Land100%	12600	18000	18000	18000	18000
Bldg100%	32800	42770	42770	42770	42770
Totl100%	45400t	60770t	60770t	60770t	60770t
Cauvl00%					
Tax Value:					
Land 35%	4410	6300	6300	6300	6300
Bldg 35%	11480	14970	14970	14970	14970
Totl 35%	15890t	21270t	21270t	21270t	21270t
Hmstd35%					
Owner Oc	16.00	17.56	16.64	16.64	
Hmstd RB	330.82	318.38	329.46	340.70	
Net Tax	269.92	420.14	385.54	373.22	
Sp-Asmnt	26.11	26.11	41.65	41.65	

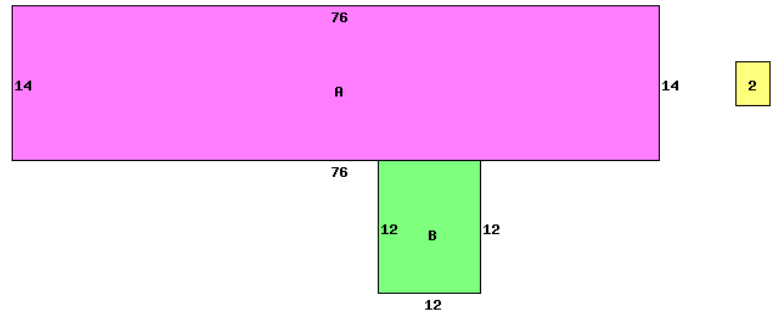
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE				
1	F/C	M		1064		a	*MAIN		
	DK	P		144	2160	b	PORCH		

MOBILE HOME ACCT: 28-0010 Title: 3300394405 1990 Schult

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
485	1	2002-11-07	SHADLEY BEVERLY J	1CT *	0	8000	32200
434	1	2001-08-24	SHADLEY JOHN W & BEVERLY	1WD	13500	6660	27830
263	1	2001-06-06	MAE FANNIE	1DD	30000	6660	27830
995	1	1994-10-27	RAMSDELL AARON T & KAORI	1WD	37000	0	24910
773	2	1990-09-27		2UN *	4900	0	1110

Year	Land	Bldg	Total	Net Tax
2021	4410	11480	15890	285.86
2020	4410	11480	15890	289.94

Project	ben acres	/	%	factor
902 MAIN DISTRICT CONSERVANCY				
167 SHADLY - SCIOTO				
500 HARDIN COUNTY LANDFILL				
910 COTTONWOOD CONSERVANCY				



7383 CR 45 45812

Occupancy 4 M/H on Real Estate			*DWELLING COMPUTATIONS	
Story Height	1		Sq-Ft	Value
Floor Level	Main	FRAME	1064	102360
	Subtotal			102360
Metal	Roof	GABLE		
Panelled Wall	X		Plumbing	2100
Floor/Carpet	X		Extra Features	2160
Floor/Tile-Lino	L		Total Value	106620
Number of Rooms	5			
Bedrooms	3		PUB ELECTRIC	
Central Heat	A		PRIV WATER	
FORCED AIR			PRIV SEWER	
Plumbing			PUB PAVED ST/RD	
Standard	1		Neighborhood:	
Extra 3 Fixture	1		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/C	14X76	1064	MHE	1990FR	58640	.30	.30	34480
2 Garage		24X24	576	C	2003AV	13820	.50		8290
homesite	1.0000	effective frontage	depth	actual factor	effective rate	extended value	true value		
		1.0000		18000	18000	18000	18000		