

MARION TWP
UPPER SCIOTO SD

00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-100055.0000
Q17.01

COM
2025

sale

2022 MINICH TRUCK REPAIR L	2016-07-08
2023 MINICH TRUCK REPAIR L	2016-07-08
2024 MINICH TRUCK REPAIR L	2016-07-08
2025 MINICH TRUCK REPAIR LLC	2016-07-08 PT S2 SW4 NW4 S10 8.941A
7460 CR 45	1WD
	\$0

Eff Rate:-	41.83	45.67	44.39	44.72	a/r
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	499	499	499	499	499
Acres	8.9410	8.9410	8.9410	8.9410	
Land100%	43310	61710	61710	61710	61700
Bldg100%	663740	686460	686460	686460	686450
Totl100%	707060t	748170t	748170t	748170t	748150t
Cauvl00%					
Tax Value:					
Land 35%	15160	21600	21600	21600	21600
Bldg 35%	232310	240260	240260	240260	240260
Totl 35%	247470t	261860t	261860t	261860t	261850t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	10350.92	11958.42	11622.76	11709.32	
Sp-Asmnt	506.45	509.97	628.82	628.82	

Orig Tax Year 2017
Parent: 28-100002.0000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
291	1	2016-07-08	MINICH TRUCK REPAIR LLC	1WD *	0	0	0
Year	Land	Bldg	Total	Net Tax			
2021	15160	157320	172480	7541.60			
2020	15160	157320	172480	7653.04			

project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
167 SHADLY - SCIOTO			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025
910 COTTONWOOD CONSERVANCY			XA/2025

7460 CR 45 45810

PUB PAVED ST/RD

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

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
		FtxPt	Area	Rate	Grade	Cond	Value	Dpr
3 SERV GARA	1	100X40	4000	39.77	C	1992AV	159080	.60
4 SERV GARA	1	100X22	2200	43.23	C	2013AV	95110	.20
5 OFFICE		22X24	528	32.67	C	2013AV	17250	.20
6 SERV GARA		22X80	1760	43.23	C	2017AV	76090	.10
7 SERV GARA		80X90	7200	37.00	C	2016AV	266400	.10
8 CANOPY		18X32	576	15.00	C	2017AV	8640	
9 SERV GARA		70X80	5600	33.64	C	2020AV	188380	.05
10 SERV GARA		14X42	588	33.64	C	2020AV	19780	.05
11 SERV GARA		20X32	640	33.64	C	2017AV	21530	.15

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	1.0010				18000		18000	18000
site value	1.0000				9000		9000	9000
site value	6.9400				5000		34700	34700

Call Back:

Sign: PSN Date: 2018-06-13 Lister:

28-100055.0000-v082020R