

Hardin County, Ohio - Property Record Card, Page 1

Parcel: 280400510000

GENERAL PARCEL INFORMATION

Owner TITUS CLAUDIA M
 Property Address 6383 CR 45
 Mailing Address 6383 CR 45
 ADA OH 45810
 Owner Address 6383 CR 45
 ADA OH 45810
 Land Use 111 CASH - GRAIN OR GENERAL FARM "QUALIFIED FOR CAUV"
 Legal Description PT SE4 NE4 S4 18.496A

Title Date 11/18/2002 Section 4
 Survey Book/Page 8/238 VMS
 Official OR Out/In Lot Num /
 Deed Volume/Page 368/179
 Description PT. SE1/4 NE1/4
 Transfer Desc. Split Out 280400530000

VALUATION

	Appraised	Assessed
Land Value	\$46,890.00	\$16,410.00
Improvements Value	\$85,890.00	\$30,060.00
Total Value	\$132,780.00	\$46,470.00
CAUV Value	\$33,260.00	\$11,640.00
Taxable Value		\$41,700.00

LAND

Description	Acres/Front	Eff Front	Depth	Depth Fctr	Actual Value
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SALES

Sale Number	Sale Date	Sale Price	Sale Type	Buyer
0000502	11/18/2002	0	1WD -	TITUS CLAUDIA M

MAP



AGRICULTURAL

Soil Code	Symbol	Acreage
670	HS	1
201	BoA	1.6
202	BoB	1.82
239	Pm	0.55
039	Pm	3.526
002	BoB	0.4
796	OS	9.6

TAX

Gross Charge	\$2,149.64
Reduction Factor	(\$451.78)
10% Rollback	(\$169.78)
2.5% Homesite Rollback	\$0.00
Homestead Reduction	\$0.00
Penalties And Adjustments	\$0.00
Net Annual Tax	\$1,588.61

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Card: 0

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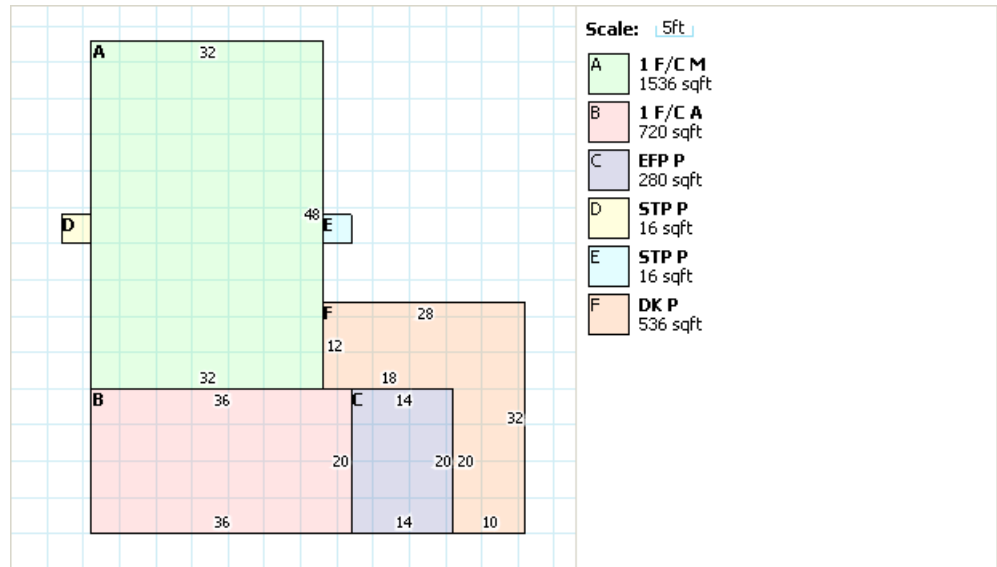
IMPROVEMENTS

Building Type	SHB	Area	Rate	Grade	Year Built	Value
DWELLING	1 F/C	2256	0	C-	1965	\$74,700.00
33 - POLE	24X40	960	0	C	1970	\$2,020.00
02 - GARAGE	24X40	960	0	C	1985	\$7,730.00
POND	*	0	0			\$0.00
P	CAN 10X40	400	0	D	1970	\$390.00
04 - SHED	16X26	416	0	D	1985	\$1,050.00

RESIDENTIAL

Year Built	1965
Number of Stories	1
Total Living Area	2256
Total Rooms:	6
Total Bedrooms	3
Total Baths	1
Total Family Rooms	0

SKETCH



RESIDENTIAL DETAIL

	Basement	First Fl	Partial Upper Fl	Full Upper Fl	Attic
Area (F/Un)	0/0	2256	0	0	0/0
Value	\$0.00	\$112,900.00	\$0.00	\$0.00	\$0.00
Plaster/Drywall					
Paneling		X			
Fiberboard					
Unfinished					
Wood Joist					
Fire-Resist					
Fire-Proof					
Hardwood					
Pine					
Carpet		X			
Concrete					
Tile/Linoleum		T			
Rooms	0	6	0	0	0
Bedrooms	0	3	0	0	0
Family Rooms	0	0	0	0	0
Dining Rooms	0	0	0	0	0
Insulation					
Central Air		A			
Heat Pump					
Central Heat		A			
Plumbing	0	1	0	0	0