

MARION TWP  
UPPER SCIOTO SD

00270

Hardin County, Ohio  
Michael T. Bacon, Auditor

28-010031.0000  
V05

RES  
2025

sale

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

2022	BOLEN KEITH	2007-07-30			
2023	BOLEN TRAVIS K & CHAD	2022-03-29			
2024	BOLEN TRAVIS K & CHAD	2022-03-29			
2025	BRACY MARK A & TINA M	2024-09-11	PT NE4 NE4 S1	4.168A	
	6043 CR 75	1SD			
	ADA OH 45810	\$550,000			

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	4.1680	4.1680	4.1680	4.1680	
Land100%	20600	31340	31340	31340	31340
Bldg100%	290060	359060	359060	359060	359050
Totl100%	310660t	390400t	390400t	390400t	390390t
Cauv100%					

Orig Tax Year 2001  
Parent: 28-010004.0000

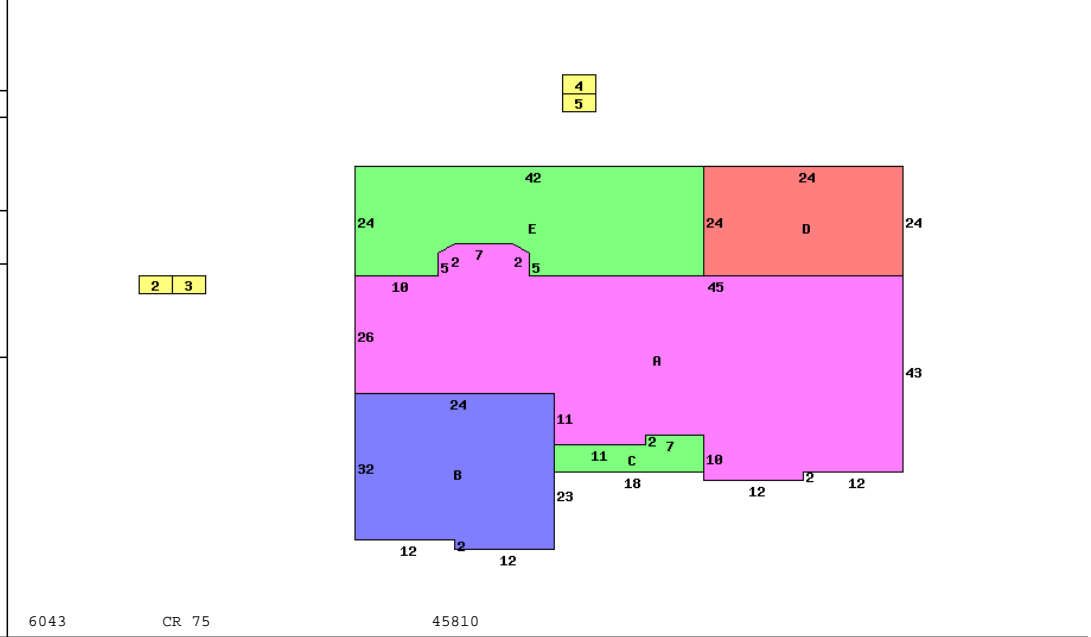
Tax Value:					
Land 35%	7210	10970	10970	10970	10970
Bldg 35%	101520	125670	125670	125670	125670
Totl 35%	108730t	136640t	136640t	136640t	136640t
Hmstd35%	97760	122900		119060	
Owner Oc	98.40	101.50	96.16	93.18	hmstd 6300 l 112760 b
Hmstd RB				681.40	
Net Tax	4121.80	4755.58	4604.00	3918.60	
Sp-Asmnt	37.29	41.72	38.72	41.72	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	B/C	M		2405		a	*MAIN
	B	G		792	22180	b	GRAGE
	OFF	P		122	3660	c	PORCH
1	B	A		576		d	ADDTN
	PAT	P		935	2810	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
380	1	2024-09-11	BRACY MARK A & TINA M	1SD	550000	31340	359060
143	1	2022-03-29	BOLEN TRAVIS K & CHAD A	1AF *	0	20600	290060
283	1	2007-07-30	BOLEN KEITH	1QC *	0	9910	0
199	1	2004-04-21	BOLEN KEITH & YOLANDA	1WD	23500	9370	0
11	1	2000-01-07	VANDEMARK DARLENE B	1WD *	0	0	0

Year	Land	Bldg	Total	Net Tax
2021	7210	101520	108730	4365.02
2020	7210	101520	108730	4427.16

p r o j e c t	ben acres	/ %	factor
110 HOG CREEK MAINLINE - HOG CR.			XA/2025
120 STOLL - HOG CREEK			XA/2025
321 POWELL - HOG CREEK			XA/2025
577 OTTAWA RIVER PROJECT MAINT			XA/2021
500 HARDIN COUNTY LANDFILL			XA/2025



6043 CR 75 45810

Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	1	Sq-Ft Value
Floor Level	Main	BRICK
	Subtotal	2981 205630
Shingle	Roof	HIP
	B 1 2 U A	
Plaster/Drywall	D	Air Conditioning 5190
Floor/Carpet	X	Plumbing 3500
Floor/Tile-Lino	X	Garages and Carports 22180
Number of Rooms	8	Extra Features 6470
Bedrooms	3	Total Value 242970
Central Heat	A	PUB ELECTRIC
Heat Pump	A	PRIV WATER
Central A/C	A	PRIV SEWER
Plumbing		PUB PAVED ST/RD
Standard	1	Neighborhood:
Extra 3 Fixture	1	Code: 2800
Extra 2 Fixture	1	Dwl/Gar/NC% 1.2000

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B/C	2981		B	2007AV	315860	.15		322180
2 Garage		30X40 1200		C	2015AV	28800	.25		25920
3 P	OBP	10X30 300		C	2015AV	10500	.25		7880
4 POND	*.24AC	0		OLD/		0			0
5 P	DK	16X16 256		C	2017AV	3840	.20		3070
homesite	1.0000	effective	depth	actual	effective	extended	true		
small acreage	3.1680	frontage	depth	rate	rate	value	value		
				18000	18000	18000	18000		
				5000	4210	13340	13340		