

MARION TWP  
UPPER SCIOTO SD

00270

Hardin County, Ohio  
Michael T. Bacon, Auditor

28-010031.0000  
V05

RES  
2023

sale

Eff Rate:- 46.02 — 45.38 — 42.84 — 38.85 — a/r

2020	BOLEN KEITH	2007-07-30			
2021	BOLEN KEITH	2007-07-30			
2022	BOLEN KEITH	2007-07-30			
2023	BOLEN TRAVIS K & CHAD A	2022-03-29	PT NE4 NE4 S1	4.168A	
	6043 CR 75	IAF			
	ADA OH 45810	\$0	05.0-04-01-031		

Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	511	511	511	511	511
Acres	4.1680	4.1680	4.1680	4.1680	
Land100%	20600	20600	20600	31340	31340
Bldg100%	290060	290060	290060	359060	359050
Totl100%	310660t	310660t	310660t	390400t	390390t
Cauv100%					

2024	BRACY MARK A & TINA M	0024-04-01	Year	2001	
	6043 CR 75	Parent:1SD8-010004.0000			
	ADA OH 45810				

Tax Value:					
Land 35%	7210	7210	7210	10970	10970
Bldg 35%	101520	101520	101520	125670	125670
Totl 35%	108730t	108730t	108730t	136640t	136640t
Hmstd35%	97760	97760	97760	122900	
Owner Oc	105.80	104.36	98.40	101.50	
Hmstd RB					
Net Tax	4427.16	4365.02	4121.80	4755.58	
Sp-Asmnt	32.86	39.30	37.29	41.72	

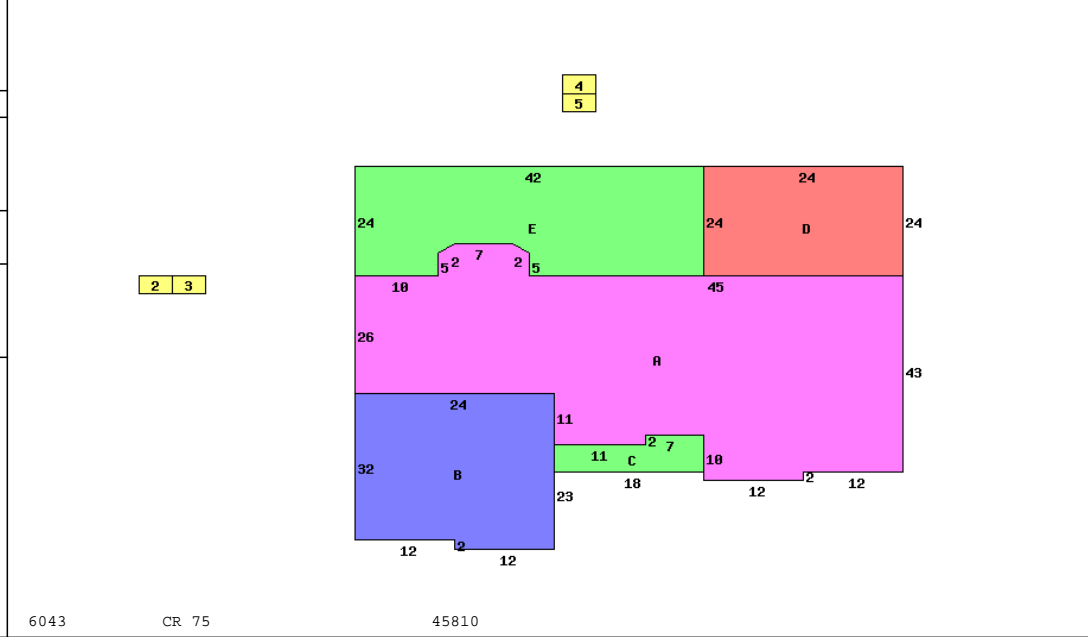
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	B/C	M		2405			
	B	G		792	22180	b	GRAGE
	OFF	P		122	3660	c	PORCH
1	B	A		576		d	ADDTN
	PAT	P		935	2810	e	PORCH

gas fireplace

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	IAF *	0	20600	290060
283	1	2007-07-30	BOLEN KEITH	1OC *	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
2019	7000	82070	89070	3328.88
2018	7000	82070	89070	3344.74

project	ben acres	%	factor
110 HOG CREEK MAINLINE - HOG CR.			XA/2023
120 STOLL - HOG CREEK			XA/2023
321 POWELL - HOG CREEK			XA/2023
577 OTTAWA RIVER PROJECT MAINT			XA/2021
500 HARDIN COUNTY LANDFILL			XA/2023



6043 CR 75 45810

Occupancy 1 Single Family				*DWELLING COMPUTATIONS	
Story Height	1			Sq-Ft	Value
Floor Level	Main	BRICK		2981	205630
Shingle	Subtotal				205630
	Roof	HIP			
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	Area	Unit Rate	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		acres/	effective	depth	actual	effective	extended	true		
small acreage		frontage	frontage	depth	rate	rate	value	value		
		1.0000	18000		18000	18000	18000	18000		
		3.1680	5000		4210	13340	13340	13340		