MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-030038.0000 RES
R15 2025

sale

2022	NOLTING KEVIN L & JEN	2005-02-24
2023	NOLTING KEVIN L & JEN	2005-02-24
2024	NOLTING KEVIN L & JEN	2005-02-24
2025	NOLTING KEVIN L & JENNI	2005-02-24 PT S PT NW4 & N PT SW4 S3
	6728 CR 45	1QC 10.20A
		$0
	ALGER OH 45812	

Orig Tax Year 2004
Parent: 28-030012.0000

Eff Rate: 42.84 38.85 37.53 37.48 a/r

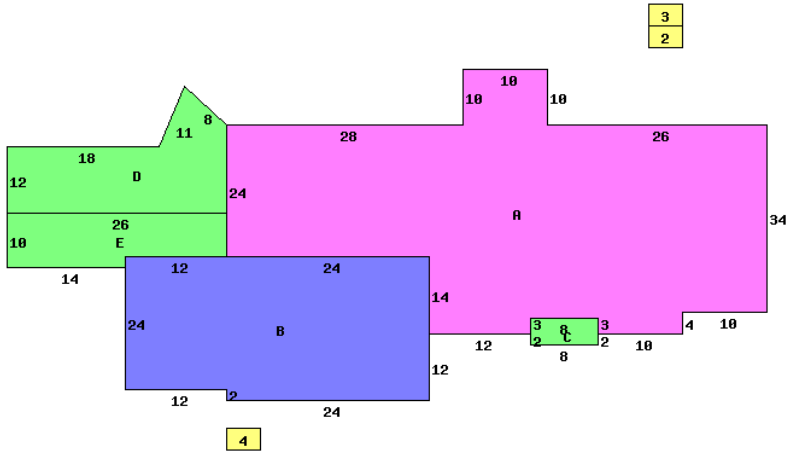
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	10.2000	10.2000	10.2000	10.2000	
Land100%	27510	42830	42830	42830	42840
Bldg100%	289000	327060	327060	327060	327070
Totl100%	316510t	369890t	369890t	369890t	369910t
Cauv100%	25940	25940	25940	25940	
Tax Value:					
Land 35%	9630	14990	14990	14990	14990
Bldg 35%	101150	114470	114470	114470	114470
Totl 35%	110780t	129460t	129460t	129460t	129470t
Hmstd35%	100240	114700	114700	114700	
Owner Oc	100.90	94.72	89.74	89.76	hmstd 6300 l 108400 b
Hmstd RB					
Net Tax	4198.86	4507.12	4363.42	4356.82	
Sp-Asmnt	111.95	115.99	112.99	202.91	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	B	M		2132		a	*MAIN
	B	G		912	25540	b	GRAGE
	OFP	P		40	1200	c	PORCH
	PAT	P		366	1100	d	PORCH
	PAT	P		236	710	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
58	1	2005-02-24	NOLTING KEVIN L & JENNIF	1QC *	0	15000	0
278	1	2003-05-27	NOLTING KEVIN L	1WD	46000	0	0

Year	Land	Bldg	Total	Net Tax
2021	9630	101150	110780	4446.66
2020	9630	101150	110780	4509.96

project			ben acres	/ %	factor
107	GRASS RUN #933 - HOG CREEK	XA/2025			
110	HOG CREEK MAINLINE - HOG CR.	XA/2025			
283	HETRICK #1027 - HOG CREEK MA	XA/2025			
577	OTTAWA RIVER PROJECT MAINT	XA/2021			
500	HARDIN COUNTY LANDFILL	XA/2025			



6728 CR 45 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	BRICK	2132	158730
	Basement		2132	39290
	Subtotal			198020
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall	D				
Unfinished Wall					X
Floor/Hardwood	X				
Floor/Carpet	X				
Floor/Concrete				X	
Floor/Tile-Lino	T				
Number of Rooms	5				
Bedrooms	4				
Central Heat	A				
PROPANE					
Central A/C	A				
Plumbing					
Standard		1			
Extra 3 Fixture		1			
Extra 2 Fixture		1			

Air Conditioning	3710
Plumbing	3500
Garages and Carports	25540
Extra Features	3010
Total Value	233780
PUB PAVED ST/RD	
Neighborhood:	
Code:	2800
Dwl/Gar/NC%	1.2000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value	
1	DWELLING	1 B B		2132		B-	2013GD	280540	.08		309720	
2	Pole Build	M	36X60	2160		C	2004AV	31320	.50		15660	CONCRET FL
3	Lean-To		12X32	384		C	2008AV	3070	.45		1690	
4	POND	*.42A		0			OLD/	0			0	

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				18000	18000	18000	18000
small acreage	9.2000				5000	2700	24840	24840

Call Back: Sign: PSN Date: 2016-02-19 Lister: