MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-030038.0000 RES
R15 2026

sale

2023 NOLTING KEVIN L & JEN	2005-02-24	
2024 NOLTING KEVIN L & JEN	2005-02-24	
2025 NOLTING KEVIN L & JEN	2005-02-24	
2026 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: – 38.85 — 37.53 — 37.48 — 37.48 — a/r

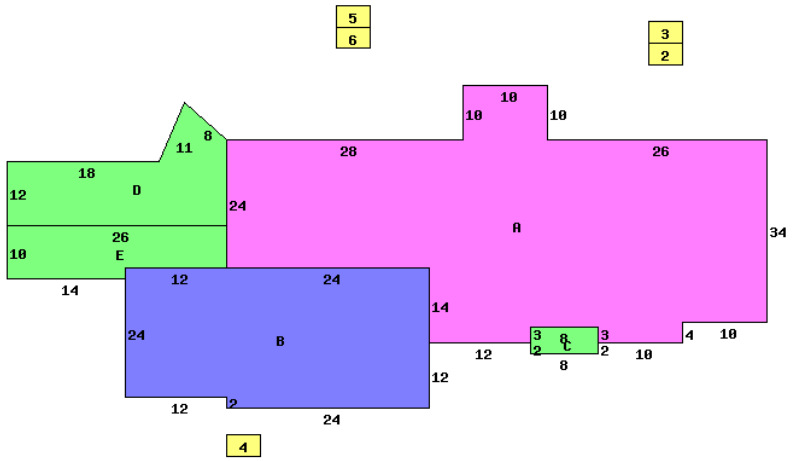
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	10.2000	10.2000	10.2000	10.2000	10.2000			
Land100%	42830	42830	42830	42830		25940	25940	45540
Bldg100%	327060	327060	327060	327060		327060	476000	475990
Totl100%	369890t	369890t	369890t	369890t		353000t	501940t	521530t
Cauv100%	25940	25940	25940	25940		25940	25940	
Tax Value:								
Land 35%	14990	14990	14990	14990		14990	15940	15940
Bldg 35%	114470	114470	114470	114470		114470	166600	166600
Totl 35%	129460t	129460t	129460t	129460t		129460t	182540t	182540t
Hmstd35%	114700	114700	114700	114700		114700	160820	
Owner Oc	94.72	89.74	89.76	89.76	89.76	hmstd 6300 l 108400 b		
Hmstd RB								
Net Tax	4507.12	4363.42	4356.82	4356.82	4356.82			
Sp-Asmnt	115.99	112.99	202.91	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
2022	9630	101150	110780	4198.86
2021	9630	101150	110780	4446.66

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	Air Conditioning	3710
Unfinished Wall	X	Plumbing	3500
Floor/Hardwood	X	Garages and Carports	25540
Floor/Carpet	X	Extra Features	3010
Floor/Concrete	X	Total Value	233780
Floor/Tile-Lino	T		
Number of Rooms	5	PUB PAVED ST/RD	
Bedrooms	4		
		Neighborhood:	
Central Heat	A	Code:	2800
PROPANE		Dwl/Gar/NC%	1.7000
Central A/C	A		
Plumbing			
Standard	1		
Extra 3 Fixture	1		
Extra 2 Fixture	1		

	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		438770	
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	
5	Pool		14X32	448		C	2023AV	22400		.30	15680	
6	P	PAT		1470		C	2023AV	4410	.05		4190	

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	9.2000				5000	2700	24840	24840

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

28-030038.0000-v082020R