

MARION TWP
UPPER SCIOTO SD

00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-040022.0000
P35

RES
2025

sale

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

2022	MANN'S KEVIN L	2016-02-17			
2023	MANN'S KEVIN L	2016-02-17			
2024	MANN'S KEVIN L	2016-02-17			
2025	FATMON CONSTRUCTION LLC	2024-05-10	E 1/2 SE 1/4 S4	1.00A	
	6877 CR 45	LWD			
	ALGER OH 45812	\$63,000			

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	1.0000	1.0000	1.0000	1.0000	
Land100%	12600	18000	18000	18000	18000
Bldg100%	76890	90770	46890	46890	46890
Totl100%	89490t	108770t	64890t	64890t	64890t
Cauv100%					

2027	NGU HOLDINGS LLC	2026-01-29			
	6877 CR 45	LWD			
	ALGER OH 45812				

Tax Value:					
Land 35%	4410	6300	6300	6300	6300
Bldg 35%	26910	31770	16410	16410	16410
Totl 35%	31320t	38070t	22710t	22710t	22710t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1215.64	1353.26	781.18	780.02	
Sp-Asmnt	30.45	30.45	27.45	36.90	

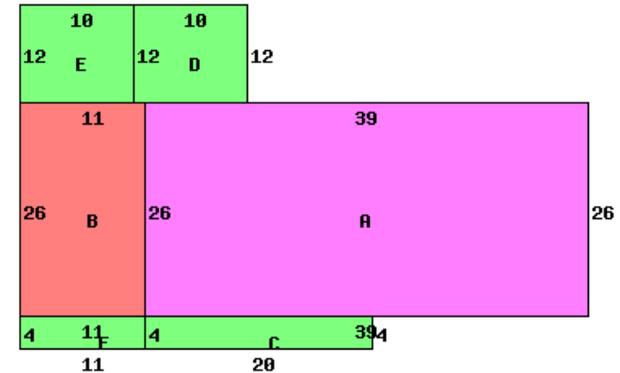
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		1014			
1	F	A		286			ADDTN
	OP	P		80	2400		PORCH
	OPF	P		120	3600		PORCH
	RFX	P		120	1200		PORCH
	RFX	P		44	440		PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
54	1	2026-01-29	NGU HOLDINGS LLC	LWD *	0	18000	46890
176	1	2024-05-10	FATMON CONSTRUCTION LLC	LWD	63000	18000	90770
51	1	2016-02-17	MANN'S KEVIN L	LQC *	0	10510	52630
322	1	2013-06-27	MANN'S LEBERN & LORETTA	LWD	67500	10510	57510
294	1	2011-07-26	PRESTON WILLIAM L	LSL *	33400	10490	58310
569	1	2004-09-08	BROOKS THEODOR G & CATHY	LWD	87000	8000	48630

Year	Land	Bldg	Total	Net Tax
2021	4410	26910	31320	1287.42
2020	4410	26910	31320	1305.74

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

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6877 CR 45 45812

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	1300 107470
	Subtotal		107470
Shingle	Roof	GABLE	
Plaster/Drywall	D		Extra Features 8840
Floor/Pine	X		Total Value 116310
Floor/Carpet	X		
Number of Rooms	5		PUB ELECTRIC
Bedrooms	3		PRIV WATER
Central Heat	A		PRIV SEWER
ELECTRIC			PUB PAVED ST/RD
Plumbing			Neighborhood:
Standard	1		Code: 2800
			Dwl/Gar/NC% 1.2000

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C		1300		D+	1973AV	98860	.35	.40	46270
2 Shed		10X16	160		D	1996AV	1540	.60		620
homesite	1.0000	effective	depth	actual	effective	extended	true			
		frontage	depth	rate	rate	value	value			
		1.0000	160	18000	18000	18000	18000			