MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-040022.0000 RES
P35 2026

sale

2023 MANNS KEVIN L	2016-02-17	
2024 MANNS KEVIN L	2016-02-17	
2025 PATMON CONSTRUCTION L	2024-05-10	
2026 PATMON CONSTRUCTION LLC	2024-05-10 E 1/2 SE 1/4 S4	1.00A
6877 CR 45	1WD	
	$63,000	
ALGER OH 45812		

2028 NGU HOLDINGS LLC	2026-01-29	
6877 CR 45	1WD	
ALGER OH 45812		

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

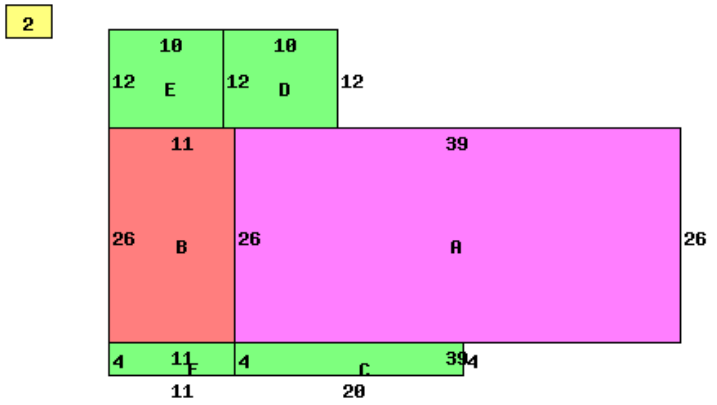
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	1.0000	1.0000	1.0000	1.0000	1.0000			
Land100%	18000	18000	18000	18000		18000	20710	20700
Bldg100%	90770	46890	46890	46890		46890	66170	66160
Totl100%	108770t	64890t	64890t	64890t		64890t	86890t	86860t
Cauv100%								
Tax Value:								
Land 35%	6300	6300	6300	6300		6300	7250	7240
Bldg 35%	31770	16410	16410	16410		16410	23160	23160
Totl 35%	38070t	22710t	22710t	22710t		22710t	30410t	30400t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1353.26	781.18	780.02	780.02	780.02			
Sp-Asmnt	30.45	27.45	36.90	36.90				

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

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

Year	Land	Bldg	Total	Net Tax
2022	4410	26910	31320	1215.64
2021	4410	26910	31320	1287.42

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			



6877 CR 45 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1300	107470
	Subtotal			107470
Shingle	Roof	GABLE		

B 1 2 U A

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	
		PRIV SEWER	
Central Heat	A	PUB PAVED ST/RD	
ELECTRIC			
Plumbing		Neighborhood:	
Standard	1	Code:	2800
		Dwl/Gar/NC%	1.7000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		1300		D+	1973AV	98860	.35	.40	65540
2	Shed		10X16	160		D	1996AV	1540	.60		620

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700

Call Back: Sign: PSN Date: 2015-07-02 Lister:

28-040022.0000-v082020R