

MARION TWP  
UPPER SCIOTO SD

00270

Hardin County, Ohio  
Michael T. Bacon, Auditor

28-120026.0000  
U35

RES  
2025

sale

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

|      |                 |            |               |        |  |
|------|-----------------|------------|---------------|--------|--|
| 2022 | BOLEN CHARLES D | 2013-09-24 |               |        |  |
| 2023 | BOLEN CHARLES D | 2013-09-24 |               |        |  |
| 2024 | BOLEN CHARLES D | 2013-09-24 |               |        |  |
| 2025 | BOLEN CHARLES D | 2013-09-24 | PT SW 1/4 S12 | 5.634A |  |
|      | 5280 CR 90      |            | 1WD           |        |  |
|      | ALGER OH 45812  |            | \$0           |        |  |

|            |         |         |         |         |                      |
|------------|---------|---------|---------|---------|----------------------|
| Tax Year   | 2022    | 2023    | 2024    | 2025    | CAMA                 |
| Prop Cls   | 511     | 511     | 511     | 511     | 511                  |
| Acres      | 5.6300  | 5.6300  | 5.6300  | 5.6300  |                      |
| Land100%   | 23260   | 35770   | 35770   | 35770   | 35780                |
| Bldg100%   | 110660  | 129570  | 129570  | 129570  | 129580               |
| Totl100%   | 133910t | 165340t | 165340t | 165340t | 165360t              |
| Cauvl00%   |         |         |         |         |                      |
| Tax Value: |         |         |         |         |                      |
| Land 35%   | 8140    | 12520   | 12520   | 12520   | 12520                |
| Bldg 35%   | 38730   | 45350   | 45350   | 45350   | 45350                |
| Totl 35%   | 46870t  | 57870t  | 57870t  | 57870t  | 57880t               |
| Hmstd35%   | 40970   | 48300   | 48300   | 48300   |                      |
| Owner Oc   | 41.24   | 39.88   | 37.80   | 37.80   |                      |
| Hmstd RB   | 330.82  | 318.38  | 329.46  | 340.70  | hmstd 6300 l 42000 b |
| Net Tax    | 1447.14 | 1698.82 | 1623.36 | 1609.16 |                      |
| Sp-Asmnt   | 44.18   | 44.18   | 64.56   | 64.56   |                      |

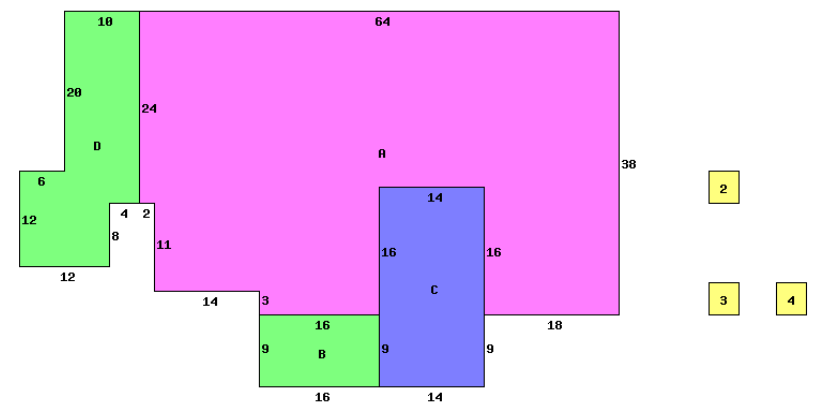
|      |      |      |      |       |       |   |       |
|------|------|------|------|-------|-------|---|-------|
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | a | *MAIN |
| 1 B  | F    | M    |      | 2138  |       |   |       |
|      | OFF  | P    |      | 144   | 4320  | b | PORCH |
|      | F    | G    |      | 350   | 8400  | c | GRAGE |
|      | DK   | F    |      | 360   | 5400  | d | PORCH |

#: 40 L/W  
281200400000 1.034a

| Sale# | #p | sale date  | To              | Type/Invalid? | Sale\$ | co:land | co:bldg |
|-------|----|------------|-----------------|---------------|--------|---------|---------|
| 440   | 1  | 2013-09-24 | BOLEN CHARLES D | 1WD *         | 0      | 21170   | 76200   |
| 440   | 0  | 1994-05-23 | BOLEN COLLETTA  | OCC *         | 0      | 0       | 37310   |
| 143   | 1  | 1992-02-14 |                 | 1UN *         | 28000  | 0       | 18800   |

| Year | Land | Bldg  | Total | Net Tax |
|------|------|-------|-------|---------|
| 2021 | 8140 | 38730 | 46870 | 1532.52 |
| 2020 | 8140 | 38730 | 46870 | 1554.36 |

| Project                       | ben acres | % | factor  |
|-------------------------------|-----------|---|---------|
| 902 MAIN DISTRICT CONSERVANCY |           |   | XA/2025 |
| 136 COONEY - SCIOTO           |           |   | XA/2025 |
| 500 HARDIN COUNTY LANDFILL    |           |   | XA/2025 |



5280 CR 90 45812

| Occupancy    | Single Family | *DWELLING COMPUTATIONS |
|--------------|---------------|------------------------|
| Story Height | 1             | Sq-Ft Value            |
| Floor Level  | Main          | FRAME 2138 144700      |
|              | Basement      | 2138 39400             |
|              | Subtotal      | 184100                 |
| Shingle      | Roof          | GABLE                  |

|                 |   |            |                      |        |
|-----------------|---|------------|----------------------|--------|
| Plaster/Drywall | D | 2138 sq ft | Basement Finish      | 22620  |
| Floor/Carpet    | X |            | Air Conditioning     | 3720   |
| Floor/Concrete  | L |            | Plumbing             | 2100   |
| Number of Rooms | 4 | 8          | Garages and Carports | 8400   |
| Bedrooms        | 5 |            | Extra Features       | 10560  |
|                 |   |            | Total Value          | 231500 |
| Central Heat    | A |            | PUB ELECTRIC         |        |
| FORCED AIR      |   |            | PUB GAS              |        |
| Central A/C     | A |            | PRIV WATER           |        |
| Plumbing        |   |            | PRIV SEWER           |        |
| Standard        | 1 |            | PUB PAVED ST/RD      |        |
| Extra 3 Fixture | 1 |            | Topo: STEEP          |        |
|                 |   |            | Neighborhood:        |        |
|                 |   |            | Code:                | 2800   |
|                 |   |            | Dwl/Gar/NC%          | 1.2000 |

| Bldg Type    | SHB+Cons | DixHt      | Unit | Grade | Blt/Renov | Replace | Phy | Fnc | True   |
|--------------|----------|------------|------|-------|-----------|---------|-----|-----|--------|
| 1 DWELLING   | 1 B F    | 4276       |      | C-    | OLD/GD    | 208350  | .40 | .20 | 120010 |
| 2 Pole Build |          | 26X48 1248 |      | C     | OLD/AV    | 14980   | .65 |     | 5240   |
| 3 Shed       | *SV F 0  | 18X18 324  |      |       | OLD/FR    | 300     |     |     | 300    |
| 4 Pole Build |          | 20X56 1120 |      | C     | OLD/FR    | 13440   | .70 |     | 4030   |

| homesite      | effective | depth    | actual | effective | extended | true  |
|---------------|-----------|----------|--------|-----------|----------|-------|
| small acreage | 1.0000    | frontage | 18000  | rate      | 18000    | value |
|               | 4.6300    | depth    | 5000   | rate      | 17780    | value |