MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-120026.0000 RES
U35 2024

## sale

| | | |
|---|---|---|
| 2021 | BOLEN CHARLES D | 2013-09-24 |
| 2022 | BOLEN CHARLES D | 2013-09-24 |
| 2023 | BOLEN CHARLES D | 2013-09-24 |
| 2024 | BOLEN CHARLES D | 2013-09-24 PT SW 1/4 S12 5.634A |
| | 5280 CR 90 | 1WD |
| | | $0 |
| | ALGER OH 45812 | |

## Eff Rate: – 45.38 — 42.84 — 38.85 — 37.53 — a/r

| Tax Year | 2021 | 2022 | 2023 | 2024 | CAMA |
|---|---|---|---|---|---|
| Prop Cls | 511 | 511 | 511 | 511 | 511 |
| Acres | 5.6300 | 5.6300 | 5.6300 | 5.6300 | |
| Land100% | 23260 | 23260 | 35770 | 35770 | 35780 |
| Bldg100% | 110660 | 110660 | 129570 | 129570 | 129580 |
| Totl100% | 133910t | 133910t | 165340t | 165340t | 165360t |
| Cauv100% | | | | | |
| Tax Value: | | | | | |
| Land 35% | 8140 | 8140 | 12520 | 12520 | 12520 |
| Bldg 35% | 38730 | 38730 | 45350 | 45350 | 45350 |
| Totl 35% | 46870t | 46870t | 57870t | 57870t | 57880t |
| Hmstd35% | 40970 | 40970 | 48300 | 48300 | |
| Owner Oc | 43.74 | 41.24 | 39.88 | 37.80 | hmstd 6300 l 42000 b |
| Hmstd RB | 350.36 | 330.82 | 318.38 | 329.46 | |
| Net Tax | 1532.52 | 1447.14 | 1698.82 | 1623.36 | |
| Sp-Asmnt | 44.18 | 44.18 | 44.18 | 64.56 | |

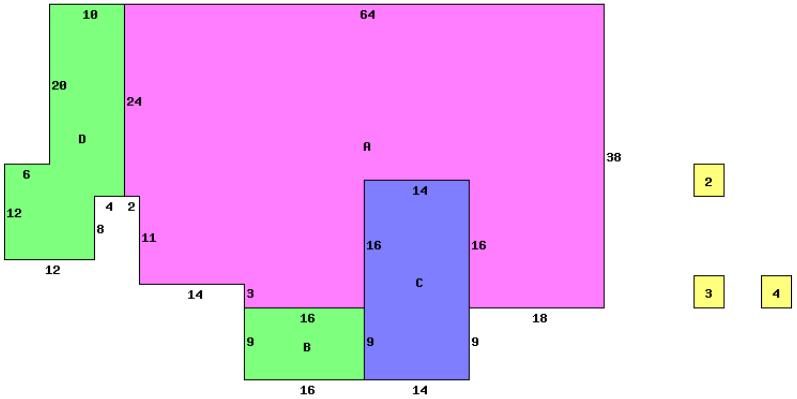
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1 B | F | M | | 2138 | | a | *MAIN |
| | OFP | P | | 144 | 4320 | b | PORCH |
| | F | G | | 350 | 8400 | c | GRAGE |
| | DK | P | | 360 | 5400 | d | PORCH |

#: 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 | 0QC * | 0 | 0 | 37310 |
| 143 | 1 | 1992-02-14 | | 1UN * | 28000 | 0 | 18800 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2020 | 8140 | 38730 | 46870 | 1554.36 |
| 2019 | 7930 | 31590 | 39520 | 1152.70 |

| p r o j e c t | | ben acres | / % | factor |
|---|---|---|---|---|
| 902 MAIN DISTRICT CONSERVANCY | XA/2024 | | | |
| 136 COONEY - SCIOTO | XA/2024 | | | |
| 500 HARDIN COUNTY LANDFILL | XA/2024 | | | |




5280 CR 90 45812

Occupancy 1 Single Family

Story Height 1
Floor Level

Shingle

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Main | FRAME | | 2138 | 144700 |
| Basement | | | 2138 | 39400 |
| Subtotal | | | | 184100 |
| Roof | GABLE | | | |

B 1 2 U A

| | | | | |
|---|---|---|---|---|
| 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 | | | |
| FORCED AIR | | | PUB ELECTRIC | |
| Central A/C | A | | PUB GAS | |
| Plumbing | | | PRIV WATER | |
| Standard | 1 | | PRIV SEWER | |
| Extra 3 Fixture | 1 | | PUB PAVED ST/RD | |
| | | | Topo: STEEP | |
| | | | 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 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 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| homesite | 1.0000 | | | | 18000 | 18000 | 18000 | 18000 |
| small acreage | 4.6300 | | | | 5000 | 3840 | 17780 | 17780 |

Call Back: Sign: PSN Date: 2015-07-07 Lister: 28-120026.0000-v082020R