MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-120026.0000 RES
U35 2026

sale

2023 BOLEN CHARLES D	2013-09-24	
2024 BOLEN CHARLES D	2013-09-24	
2025 BOLEN CHARLES D	2013-09-24	
2026 BOLEN CHARLES D	2013-09-24	PT SW 1/4 S12 5.634A
5280 CR 90	1WD	
	$0	
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	5.6300	5.6300	5.6300	5.6300	5.6300				
Land100%	35770	35770	35770	35770		35770	38490	38480	
Bldg100%	129570	129570	129570	129570		129570	179570	179580	
Totl100%	165340t	165340t	165340t	165340t		165340t	218060t	218060t	
Cauv100%									
Tax Value:									
Land 35%	12520	12520	12520	12520		12520	13470	13470	
Bldg 35%	45350	45350	45350	45350		45350	62850	62850	
Totl 35%	57870t	57870t	57870t	57870t		57870t	76320t	76320t	
Hmstd35%	48300	48300	48300	48300		48300	66750		
Owner Oc	39.88	37.80	37.80	37.80	37.80	hmstd 6300 l	42000 b		
Hmstd RB	318.38	329.46	340.70	340.70	340.70				
Net Tax	1698.82	1623.36	1609.16	1609.16	1609.16				
Sp-Asmnt	44.18	64.56	64.56	64.56					

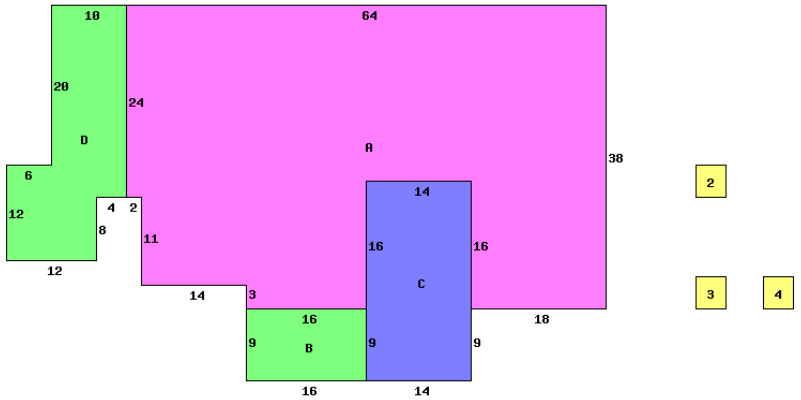
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		2138		a	*MAIN
	OFP	P		144	4320	b	PORCH
	F	G		350	8400	c	GRAGE
	DK	P		360	5400	d	PORCH

#: 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	00C	*	0	0	37310
143	1	1992-02-14		1UN	*	28000	0	18800

Year	Land	Bldg	Total	Net Tax
2022	8140	38730	46870	1447.14
2021	8140	38730	46870	1532.52

p r o j e c t		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 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	2138	144700
	Basement		2138	39400
	Subtotal			184100
Shingle	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%	1.7000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B F		4276		C-	OLD/GD	208350	.40	.20	170010
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				20700	20700	20700	20700
small acreage	4.6300				5000	3840	17780	17780

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

28-120026.0000-v082020R