

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	
5280 CR 90	2013-09-24 PT SW 1/4 S12 5.634A	
	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	

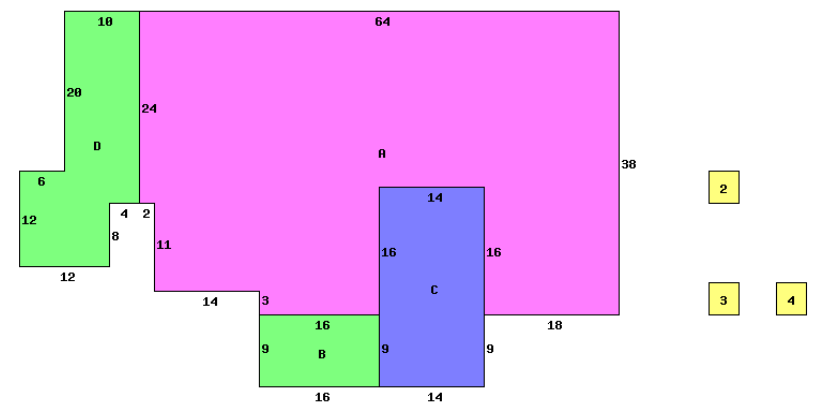
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	
1 B	F	M		2138		a *MAIN
	OFF	P		144	4320	b PORCH
	F	G		350	8400	c GRAGE
	DK	F		360	5400	d PORCH

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

Bldg Type	SHB+Cons	DixHt	Area	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

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

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