

MCDONALD TWP
UPPER SCIOTO SD

00300

Hardin County, Ohio
Michael T. Bacon, Auditor

31-030032.0000
D40

RES
2025

sale

Eff Rate:- 44.45 — 40.66 — 39.34 — 39.29 — a/r

2022 CAVIN CHRISTOPHER A &	1999-03-30						
2023 CAVIN CHRISTOPHER A &	1999-03-30						
2024 CAVIN CHRISTOPHER A &	1999-03-30						
2025 CAVIN CHRISTOPHER A & T	1999-03-30	13359	1.40A				
11272 TR 79	2WD						
ALGER OH 45812	\$80,500						

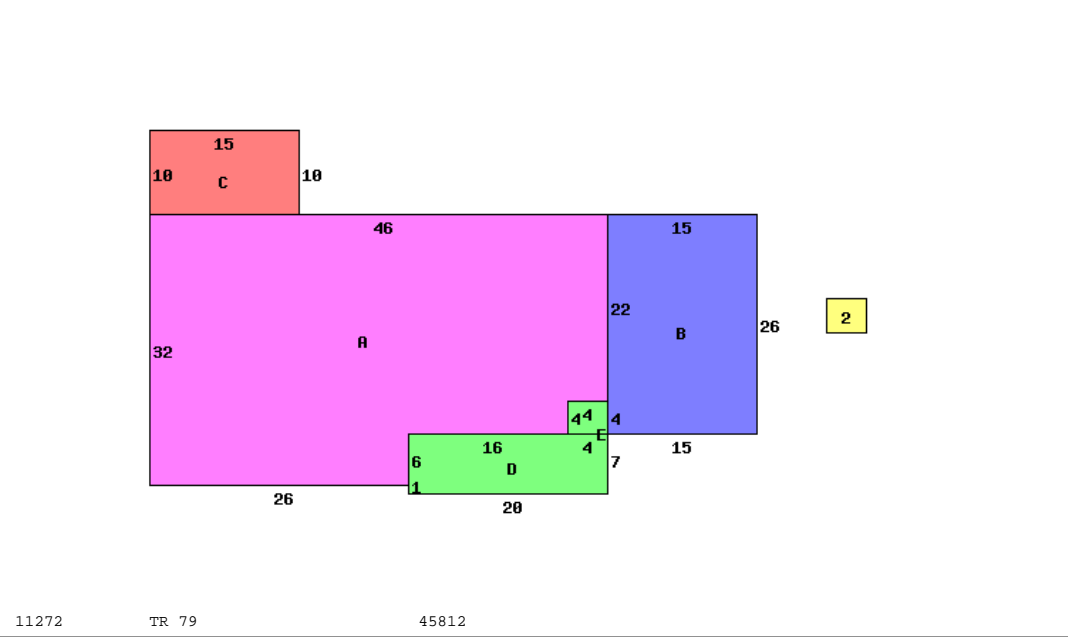
Tax Year	2022	2023	2024	2025	
Prop Cls	511	511	511	511	CAMA
Acres	1.4000	1.4000	1.4000	1.4000	511
Land100%	13800	20000	20000	20000	20000
Bldg100%	83060	89000	89000	89000	89010
Totl100%	96860t	109000t	109000t	109000t	109010t
Cauv100%					
Tax Value:					
Land 35%	4830	7000	7000	7000	7000
Bldg 35%	29070	31150	31150	31150	31150
Totl 35%	33900t	38150t	38150t	38150t	38150t
Hmstd35%	32190	35510	35510	35510	
Owner Oc	33.70	30.94	29.40	29.40	hmstd 6300 l 29210 b
Hmstd RB					
Net Tax	1331.08	1387.38	1345.10	1343.20	
Sp-Asmnt	26.90	27.67	49.13	49.13	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1336		a	*MAIN
	F/C	G		390	9360	b	GRAGE
1	OFF	P		150		c	ADDTN
	OFF	P		140	4200	d	PORCH
	OFF	P		16	480	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
154	2	1999-03-30	CAVIN CHRISTOPHER A & TE	2WD	80500	6800	32510

Year	Land	Bldg	Total	Net Tax
2021	4830	29070	33900	1406.80
2020	4830	29070	33900	1426.16

project	ben acres	%	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
271 BUSHONG DITCH - SCIOTO RIVER			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025



Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level	1486	116960
Shingle	Subtotal	116960
	Main	FRAME
	Roof	GABLE
Plaster/Drywall	X	Garages and Carports 9360
Panelled Wall	X	Extra Features 4680
Floor/Pine	X	Total Value 131000
Floor/Carpet	X	
Number of Rooms	6	
Bedrooms	3	
Central Heat	A	PUB ELECTRIC
FORCED AIR		PRIV WATER
Plumbing		PRIV SEWER
Standard	1	PUB PAVED ST/RD
		Neighborhood:
		Code:
		Dwl/Gar/NC%
		3100
		1.1800

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	FtxFt	Area	Cond	Value	Dpr	Dpr	Value
2 Pole Build		30X44	1320	C-	1948GD	117900	.40	83470
3 Shed	*NV	10X14	140	C	1977AV	15840	.65	5540
				OLD/		0		0
	acres/	effective	depth	actual	effective	extended	true	
homesite	frontage	frontage	depth	rate	rate	value	value	
small acreage	1.0000	18000	18000	5000	5000	2000	2000	
	.4000							