MCDONALD TWP
UPPER SCIOTO SD 00300

Hardin County, Ohio
Michael T. Bacon, Auditor

31-030032.0000 RES
D40 2026

sale

2023 CAVIN CHRISTOPHER A &	1999-03-30	
2024 CAVIN CHRISTOPHER A &	1999-03-30	
2025 CAVIN CHRISTOPHER A &	1999-03-30	
2026 CAVIN CHRISTOPHER A & T	1999-03-30 13359	1.40A
11272 TR 79	2WD	
	$80,500	
ALGER OH 45812		

Eff Rate:– 40.66 — 39.34 — 39.29 — 39.29 — a/r

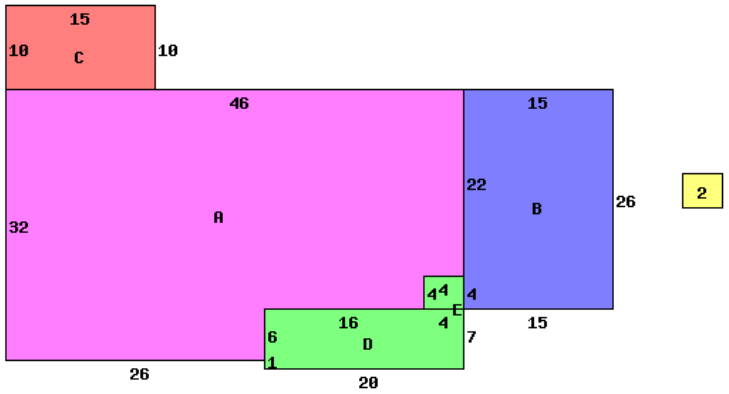
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	1.4000	1.4000	1.4000	1.4000	1.4000			
Land100%	20000	20000	20000	20000		20000	22710	22700
Bldg100%	89000	89000	89000	89000		89000	115200	115190
Totl100%	109000t	109000t	109000t	109000t		109000t	137910t	137890t
Cauv100%								
Tax Value:								
Land 35%	7000	7000	7000	7000		7000	7950	7940
Bldg 35%	31150	31150	31150	31150		31150	40320	40320
Totl 35%	38150t	38150t	38150t	38150t		38150t	48270t	48260t
Hmstd35%	35510	35510	35510	35510		35510	45630	
Owner Oc	30.94	29.40	29.40	29.40	29.40	hmstd 6300 l	29210 b	
Hmstd RB								
Net Tax	1387.38	1345.10	1343.20	1343.20	1343.20			
Sp-Asmnt	27.67	49.13	49.13	49.13				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1336		a	*MAIN
	F	G		390	9360	b	GRAGE
1	F/C	A		150		c	ADDTN
	OFP	P		140	4200	d	PORCH
	OFP	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
2022	4830	29070	33900	1331.08
2021	4830	29070	33900	1406.80

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



11272 TR 79 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1486	116960
	Subtotal			116960
Shingle	Roof	GABLE		

B 1 2 U A

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	PUB ELECTRIC	
Bedrooms	3	PRIV WATER	
		PRIV SEWER	
Central Heat	A	PUB PAVED ST/RD	
FORCED AIR			
Plumbing		Neighborhood:	
Standard	1	Code:	3100
		Dwl/Gar/NC%	1.5500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		1486		C-	1948GD	117900	.40		109650
2	Pole Build		30X44	1320		C	1977AV	15840	.65		5540
3	Shed	*NV	10X14	140			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	.4000				5000	5000	2000	2000

Call Back: Sign: PSN Date: 2014-10-29 Lister: 31-030032.0000-v082020R