

MCDONALD TWP
UPPER SCIOTO SD

00300

Hardin County, Ohio
Michael T. Bacon, Auditor

31-030038.0000
D44

RES
2025

sale

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

2022	KEMMERE JOHN W & LIND	2009-11-20			
2023	KEMMERE JOHN W & LIND	2009-11-20			
2024	KEMMERE JOHN W & LIND	2009-11-20			
2025	KEMMERE JOHN W & LINDA	2009-11-20	13359	1.501A	
	7104 TR 120	1FD			
	ALGER OH 45812	\$30,000			

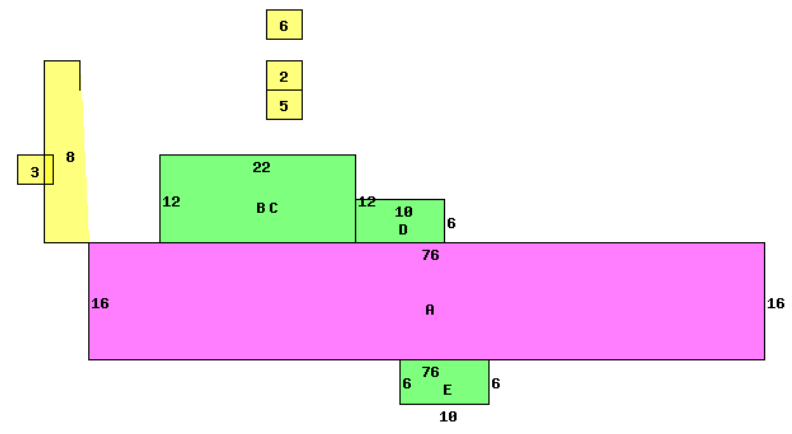
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	561	561	561	561	561
Acres	1.5000	1.5000	1.5000	1.5000	
Land100%	14110	20510	20510	20510	20500
Bldg100%	61570	73570	88110	88110	88100
Totl100%	75690t	94090t	108630t	108630t	108600t
Cauv100%					
Tax Value:					
Land 35%	4940	7180	7180	7180	7170
Bldg 35%	21550	25750	30840	30840	30830
Totl 35%	26490t	32930t	38020t	38020t	38010t
Hmstd35%	25600	29930	35010	35010	
Owner Oc	26.80	26.08	28.98	28.98	hmstd 6300 l 28710 b
Hmstd RB	343.14	332.92	344.98	356.78	
Net Tax	696.54	865.24	995.86	982.18	
Sp-Asmnt	26.06	27.10	49.28	49.28	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1216		a	*MAIN
	CAN	P		264	2110	b	PORCH
	PAT	P		264	790	c	PORCH
	EFP	P		60	2400	d	PORCH
	DK	P		60	900	e	PORCH

gas fireplace							
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
526	1	2009-11-20	KEMMERE JOHN W & LINDA J	1FD *	30000	12000	2030
298	1	2003-06-23	ARNOLD AVONELL	1AF *	0	9570	5090
593	1	1997-09-30	ARNOLD ROBERT R & AVONEL	1SD	22500	5200	3200
955	2	1990-11-27		2UN *	14000	0	3400

Year	Land	Bldg	Total	Net Tax
2021	4940	21550	26490	736.16
2020	4940	21550	26490	746.32

p r o j e c t		ben acres	/	%	factor
902	MAIN DISTRICT CONSERVANCY				XA/2025
271	BUSHONG DITCH - SCIOTO RIVER				XA/2025
500	HARDIN COUNTY LANDFILL				XA/2025



7104 TR 120 45812

Occupancy 4 M/H on Real Estate			*DWELLING COMPUTATIONS	
Story Height	1		Sq-Ft	Value
Floor Level		Main	FRAME	1216 104110
Shingle		Subtotal		104110
		B 1 2 U A	GABLE	
Plaster/Drywall	D		Air Conditioning	2180
Floor/Carpet	X		Plumbing	2100
Floor/Tile-Lino	X		Extra Features	6200
Number of Rooms	5		Total Value	114590
Bedrooms	3			
Central Heat	A		PUB ELECTRIC	
FORCED AIR			PRIV WATER	
Central A/C	A		PRIV SEWER	
Plumbing			PUB PAVED ST/RD	
Standard	1		Neighborhood:	
Extra 3 Fixture	1		Code:	3100
			Dwl/Gar/NC%	1.1800

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 MH/REAL	1 F/C			MHD	1998AV	91670	.22	.20	67500
2 Garage		19X24	456	C	1950AV	10940	.65		4520
5 P	*NV EFP	6X8	48	C-	2005AV	0			0
6 CARPORT		15X20	300	D	2013AV	1880	.30		1550
8 Garage	F	25X27	675	D	2023AV	12960	.05		14530
	acres/	effective	depth	depth	actual	effective	extended	true	
homesite	1.0000	frontage	depth	factor	rate	rate	value	value	
small acreage	.5000				18000	18000	18000	18000	
					5000	5000	2500	2500	