MCDONALD TWP
UPPER SCIOTO SD 00300

Hardin County, Ohio
Michael T. Bacon, Auditor

31-030038.0000 RES
D44 2026

sale

2023	KEMMERE JOHN W & LIND	2009-11-20
2024	KEMMERE JOHN W & LIND	2009-11-20
2025	KEMMERE JOHN W & LIND	2009-11-20
2026	KEMMERE JOHN W & LINDA	2009-11-20 13359 1.501A
	7104 TR 120	1FD
		$30,000
	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	561	561	561	561	0	561	561	561
Acres	1.5000	1.5000	1.5000	1.5000	1.5000			
Land100%	20510	20510	20510	20510		20510	23200	23200
Bldg100%	73570	88110	88110	88110		88110	115710	115720
Totl100%	94090t	108630t	108630t	108630t		108630t	138910t	138920t
Cauv100%								
Tax Value:								
Land 35%	7180	7180	7180	7180		7180	8120	8120
Bldg 35%	25750	30840	30840	30840		30840	40500	40500
Totl 35%	32930t	38020t	38020t	38020t		38020t	48620t	48620t
Hmstd35%	29930	35010	35010	35010		35010	44960	
Owner Oc	26.08	28.98	28.98	28.98	28.98	hmstd 6300 l	28710 b	
Hmstd RB	332.92	344.98	356.78	356.78	356.78			
Net Tax	865.24	995.86	982.18	982.18	982.18			
Sp-Asmnt	27.10	49.28	49.28	49.28				

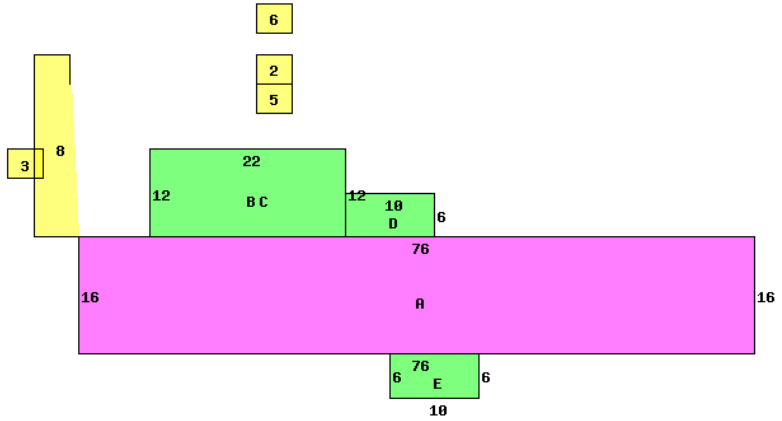
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1216		a	*MAIN
	CAN	P		264	2110	b	PORCH
	PAT	P		264	790	c	PORCH
	EFP	P		60	2400	d	PORCH
	DK	P		60	900	e	PORCH

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
2022	4940	21550	26490	696.54
2021	4940	21550	26490	736.16

project		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

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1216	104110
	Subtotal			104110
Shingle	Roof	GABLE		

B 1 2 U A

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		
		PUB ELECTRIC	
Central Heat	A	PRIV WATER	
FORCED AIR		PRIV SEWER	
Central A/C	A	PUB PAVED ST/RD	
Plumbing			
Standard	1	Neighborhood:	
Extra 3 Fixture	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	MH/REAL	1 F/C		1216		MHD	1998AV	91670	.22	.20	88660
2	Garage		19X24	456		C	1950AV	10940	.65		5940
5	P	*NV EFP	6X8	48		C-	2005AV	0			0
6	CARPORT		15X20	300		D	2013AV	1880	.30		2040
8	Garage	F	25X27	675		D	2023AV	12960	.05		19080

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	.5000				5000	5000	2500	2500

Call Back: Sign: PSN Date: 2014-10-29 Lister:

31-030038.0000-v082020R