

MCDONALD TWP
UPPER SCIOTO SD

00300

Hardin County, Ohio
Michael T. Bacon, Auditor

31-040022.0000
D19

RES
2025

sale

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

| | | |
|------------------------------|------------|----------------|
| 2022 VARGAS BRENDA & JOSE | 2012-08-14 | |
| 2023 VARGAS BRENDA & JOSE | 2012-08-14 | |
| 2024 VARGAS BRENDA & JOSE | 2012-08-14 | |
| 2025 VARGAS BRENDA & JOSE AB | 2012-08-14 | 10973 ETC .45A |
| 11856 CR 75 | 1QC | |
| KENTON OH 43326 | \$0 | |

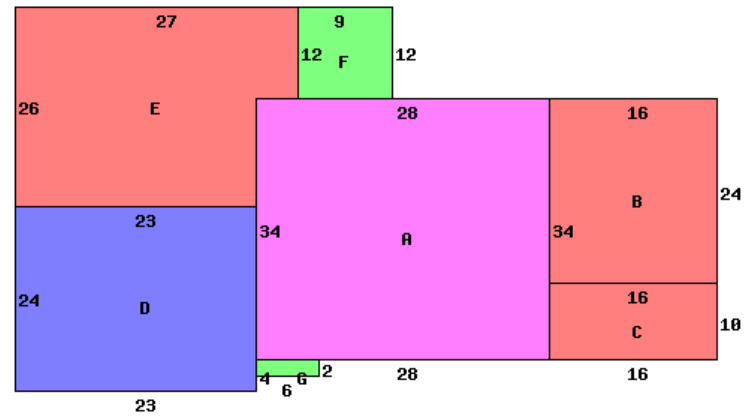
| | | | | | |
|------------|---------|---------|---------|---------|---------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | CAMA |
| Prop Cls | 511 | 511 | 511 | 511 | 511 |
| Acres | .4500 | .4500 | .4500 | .4500 | |
| Land100% | 8940 | 12770 | 12770 | 12770 | 12780 |
| Bldg100% | 112260 | 144460 | 144460 | 144460 | 144450 |
| Totl100% | 121200t | 157230t | 157230t | 157230t | 157230t |
| Cauv100% | | | | | |
| Tax Value: | | | | | |
| Land 35% | 3130 | 4470 | 4470 | 4470 | 4470 |
| Bldg 35% | 39290 | 50560 | 50560 | 50560 | 50560 |
| Totl 35% | 42420t | 55030t | 55030t | 55030t | 55030t |
| Hmstd35% | | | | | |
| Owner Oc | 44.40 | 47.94 | 45.56 | 45.56 | |
| Hmstd RB | | | | | |
| Net Tax | 1663.40 | 1997.94 | 1937.10 | 1934.38 | |
| Sp-Asmnt | 27.49 | 27.49 | 55.98 | 55.98 | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | a | *MAIN |
|------|------|------|------|-------|-------|---|-------|
| 1 B | F | M | | 952 | | | |
| 1 B | F | A | | 384 | | | ADDTN |
| 1 B | F | A | | 160 | | | ADDTN |
| | F2 | G | | 552 | 13250 | | GRAGE |
| 1 | F | A | | 646 | | | ADDTN |
| | EFFP | P | | 108 | 4320 | | PORCH |
| | OFF | P | | 12 | 360 | | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | Sale\$ | co:land | co:bldg |
|-------|----|------------|---------------------------|---------------|--------|---------|---------|
| 345 | 1 | 2012-08-14 | VARGAS BRENDA & JOSE ABUR | 1QC * | 0 | 7460 | 62540 |
| 360 | 1 | 2012-08-13 | VARGAS BRENDA | 1WD | 38000 | 7460 | 62540 |
| 171 | 1 | 2012-04-25 | FIRST NATIONAL BANK OF PA | 1SD | 38000 | 7460 | 62540 |
| 585 | 1 | 2009-12-23 | WIREMAN DANIEL W & AMY C | 1WD * | 66334 | 7460 | 68030 |
| 123 | 1 | 2007-03-30 | WIREMAN MARIE T | 1AF * | 0 | 7030 | 64860 |
| 594 | 1 | 2004-09-15 | WIREMAN LESLIE & MARIE | 1WD | 66500 | 5690 | 59370 |
| 207 | 1 | 2003-04-30 | UNITED BANK NA | 1DD | 40000 | 5690 | 59370 |
| 371 | 1 | 2000-06-26 | OVERS JOSHUA D | 1WD | 74000 | 5230 | 54200 |
| 740 | 0 | 1986-09-12 | | 1WD * | 25000 | 0 | 29110 |

| Year | Land | Bldg | Total | Net Tax |
|------|------|-------|-------|---------|
| 2021 | 3130 | 39290 | 42420 | 1757.98 |
| 2020 | 3130 | 39290 | 42420 | 1782.16 |

| project | ben acres | % | factor |
|-------------------------------|-----------|---|---------|
| 902 MAIN DISTRICT CONSERVANCY | | | XA/2025 |
| 137 FLAT BRANCH - SCIOTO | | | XA/2025 |
| 500 HARDIN COUNTY LANDFILL | | | XA/2025 |



11856 CR 75 43326

| Occupancy 1 Single Family | | *DWELLING COMPUTATIONS | |
|---------------------------|----------|------------------------|----------------------------|
| Story Height | 1 | Sq-Ft | Value |
| Floor Level | Main | FRAME | 2142 144970 |
| | Basement | | 1496 27680 |
| | Subtotal | | 172650 |
| Shingle | Roof | GABLE | |
| Plaster/Drywall | X | | Air Conditioning 3730 |
| Panelled Wall | X | | Garages and Carports 13250 |
| Unfinished Wall | X | | Extra Features 4680 |
| Floor/Hardwood | X | | Total Value 194310 |
| Floor/Carpet | X | | |
| Number of Rooms | 5 | | PUB ELECTRIC |
| Bedrooms | 3 | | PRIV WATER |
| Central Heat | A | | PRIV SEWER |
| FORCED AIR | | | PUB PAVED ST/RD |
| Central A/C | A | | Neighborhood: |
| Plumbing | | | Code: 3100 |
| Standard | 1 | | Dwl/Gar/NC% 1.1800 |

| Bldg Type | SHB+Cons | DixHt | Area | Unit | Grade | Blt/Renov | Cond | Replace | Phy | Fnc | True |
|------------|----------|-----------|--------|--------|--------|-----------|----------|---------|-----|-----|--------|
| 1 DWELLING | 1 B F | FtxFt | 2142 | Rate | C- | 1980AV | 174880 | .30 | | | 144450 |
| homesite | acres/ | effective | depth | depth | actual | effective | extended | true | | | |
| | frontage | frontage | factor | factor | rate | rate | value | value | | | |
| | .4500 | | | | 18000 | 18000 | 12780 | 12780 | | | |

Call Back:

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

31-040022.0000-v082020R