MCDONALD TWP
UPPER SCIOTO SD 00300

Hardin County, Ohio
Michael T. Bacon, Auditor

31-040022.0000 RES
D19 2026

sale

2023	VARGAS BRENDA & JOSE	2012-08-14
2024	VARGAS BRENDA & JOSE	2012-08-14
2025	VARGAS BRENDA & JOSE	2012-08-14
2026	VARGAS BRENDA & JOSE AB	2012-08-14 10973 ETC .45A
	11856 CR 75	1QC
		$0
	KENTON OH 43326	

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

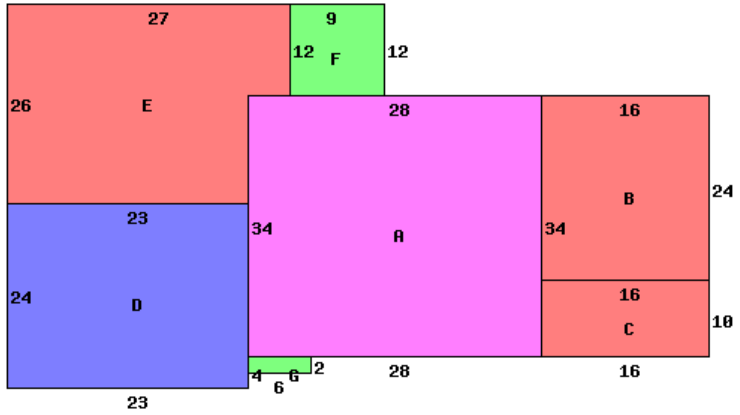
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	.4500	.4500	.4500	.4500	.4500			
Land100%	12770	12770	12770	12770		12770	14710	14700
Bldg100%	144460	144460	144460	144460		144460	189740	189750
Totl100%	157230t	157230t	157230t	157230t		157230t	204460t	204450t
Cauv100%								
Tax Value:								
Land 35%	4470	4470	4470	4470		4470	5150	5150
Bldg 35%	50560	50560	50560	50560		50560	66410	66410
Totl 35%	55030t	55030t	55030t	55030t		55030t	71560t	71560t
Hmstd35%								
Owner Oc	47.94	45.56	45.56	45.56	45.56			
Hmstd RB								
Net Tax	1997.94	1937.10	1934.38	1934.38	1934.38			
Sp-Asmnt	27.49	55.98	55.98	55.98				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		952		a	*MAIN
1 B	F	A		384		b	ADDTN
1 B	F	A		160		c	ADDTN
	F2	G		552	13250	d	GRAGE
1	F	A		646		e	ADDTN
	EFP	P		108	4320	f	PORCH
	OFP	P		12	360	g	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			*	25000	0	29110

Year	Land	Bldg	Total	Net Tax
2022	3130	39290	42420	1663.40
2021	3130	39290	42420	1757.98

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

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	2142	144970
	Basement		1496	27680
	Subtotal			172650
Shingle	Roof	GABLE		

B 1 2 U A

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	
		PRIV SEWER	
Central Heat	A	PUB PAVED ST/RD	
FORCED AIR			
Central A/C	A	Neighborhood:	
Plumbing		Code:	3100
Standard	1	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 B F		2142		C-	1980AV	174880	.30		189750

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	.4500				20700	20700	14700	14700

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

31-040022.0000-v082020R