MCDONALD TWP
UPPER SCIOTO SD 00300

Hardin County, Ohio
Michael T. Bacon, Auditor

31-040028.0000 AGR
D09 2026

sale

2023 DUNSON RICK	2005-10-18	
2024 DUNSON RICK	2005-10-18	
2025 DUNSON RICK	2005-10-18	
2026 DUNSON RICK	2005-10-18 13950 - 10973	8.059A
6489 CR 130	1QC	
	$0	
KENTON OH 43326		

Orig Tax Year 2006
Parent: 31-040027.0000

2028 DUNSON DEREK D	2026-05-08	
6489 CR 130	5CT	
KENTON OH 43326		

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

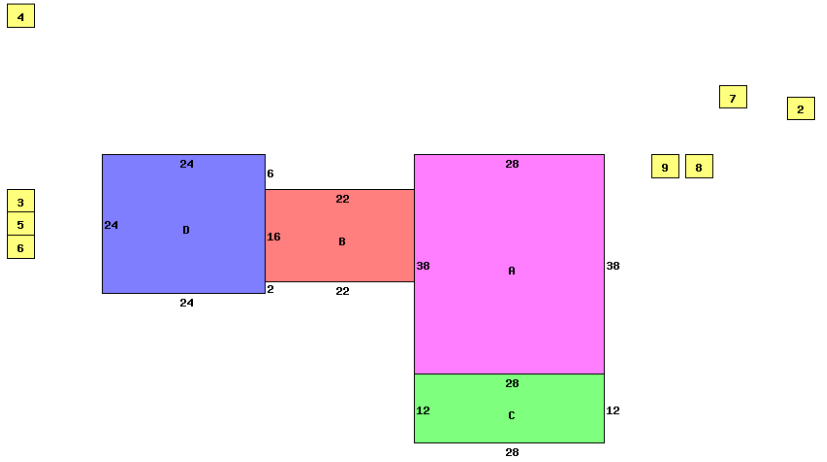
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	111	111
Acres	8.0590	8.0590	8.0590	8.0590	8.0590			
Land100%	40860	40860		0		40860	88770	88780
Bldg100%	242170	242170	242170	242170		242170	288090	288090
Totl100%	283030t	283030t	242170t	242170t		283030t	376860t	376870t
Cauv100%			40860	40860			88770	48570
Tax Value:								
Land 35%	14300	14300	14300	14300		14300	17000	31070
Bldg 35%	84760	84760	84760	84760		84760	100830	100830
Totl 35%	99060t	99060t	99060t	99060t		99060t	117830t	131900t
Hmstd35%	57550	57550	57550	57550		57550	73630	
Owner Oc	50.14	47.64	47.66	47.66	47.66	hmstd 6300 l	51250 b	
Hmstd RB								
Net Tax	3632.64	3521.34	3516.42	3516.42	3516.42			
Sp-Asmnt	71.34	117.40	117.40	117.40				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 Q	F/C	M		1064		a	*MAIN
1	F/C	A		352		b	ADDTN
	PAT	P		336	1010	c	PORCH
	F	G		576	13820	d	GRAGE

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
215	5	2026-05-08	DUNSON DEREK D	5CT *	0	40860	242170
398	1	2005-10-18	DUNSON RICK	1QC *	0	0	0
397	1	2005-10-18	GATIEN CHARLOTTE Y	1WD *	0	0	0

Year	Land	Bldg	Total	Net Tax
2022	9210	80290	89500	3543.56
2021	9210	80290	89500	3745.10

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



6489 CR 130 43326

Occupancy 1 Single Family *DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1Q				
Floor Level	Main	FRAME	1416	111950
	Qtr Story	FRAME	1064	16510
	Subtotal			128460
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Air Conditioning	4450
Floor/Carpet	X	Garages and Carports	13820
Number of Rooms	5	Extra Features	1010
Bedrooms	3	Total Value	147740
Central Heat	A	PUB ELECTRIC	
		PRIV WATER	
Central A/C	A	PRIV SEWER	
Plumbing		PUB PAVED ST/RD	
Standard	1		
		Neighborhood:	
		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 QF/C		1416		C	2005GD	147740	.16		192360	
2	Pole Build		40X72	2880		C	OLD/PR	34560	.75		8640	
3	P	PAT		304		C	2008AV	910	.45		500	
4	Grain Bin	*PP		0		C	1979FR	0			0	
5	Pole Build	1	100X50	5000		C	2008AV	72500	.45		39880	CONCRET FL
6	P	CAN		304		C	2008AV	2430	.45		1340	
7	Pole Build		30X44	1320		C	2014AV	15840	.30		11090	
8	Pole Build		60X64	3840		C	2014AV	46080	.30		32260	
9	P	OFP	8X12	96		C	2014AV	2880	.30		2020	

Tab	#	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA	BLOUNT SILT LOAM 0-	.7840	8740	6850	2550	2000
C	52	PKA	PEWAMO SICL 0-1% SL	5.9330	9410	55830	3450	20470
	671	HSITE	HOMESITE	1.0000	26100	26100	26100	26100
	980	ROAD	ROAD	.3420				
				8.059		88780	(100%)	48570
						31070	(35%)	17000

CAUV # 4783

Call Back: Sign: PSN Date: 2015-10-26 Lister: 31-040028.0000-v082020R