

MCDONALD TWP
UPPER SCIOTO SD

00300

Hardin County, Ohio
Michael T. Bacon, Auditor

31-050009.0000
J14

RES
2025

sale

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

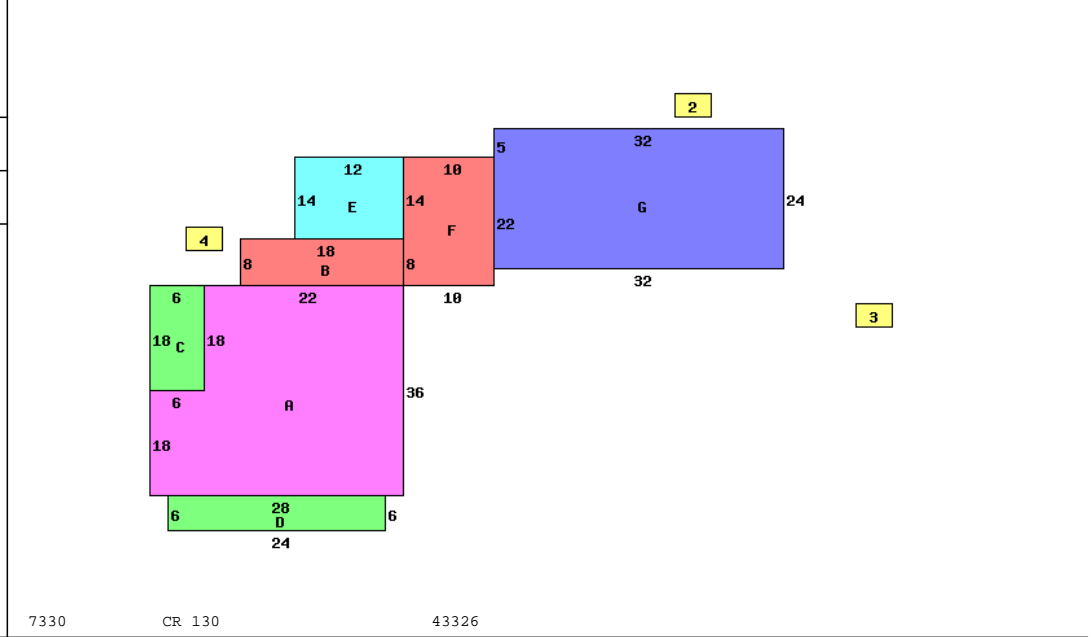
2022	NICHELSON ANDREW & CA				
2023	NICHELSON ANDREW & CA				
2024	NICHELSON ANDREW & CA				
2025	NICHELSON ANDREW & CAMD	10974	1.703A		
	7330 CR 130				
	KENTON OH 43326			\$0	

Tax Year	2022	2023	2024	2025	
Prop Cls	511	511	511	511	CAMA
Acres	1.7000	1.7000	1.7000	1.7000	511
Land100%	14710	21510	21510	21510	21500
Bldg100%	57370	71230	71230	71230	71230
Totl100%	72090t	92740t	92740t	92740t	92730t
Cauvl100%					
Tax Value:					
Land 35%	5150	7530	7530	7530	7520
Bldg 35%	20080	24930	24930	24930	24930
Totl 35%	25230t	32460t	32460t	32460t	32460t
Hmstd35%	24490	31230	31230	31230	
Owner Oc	25.64	27.20	25.86	25.86	hmstd 6300 l 24930 b
Hmstd RB					
Net Tax	990.10	1179.56	1143.62	1142.04	
Sp-Asmnt	22.15	22.15	38.53	38.53	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1H	F/C	M		900		b	ADDTN
1	F	A		144		c	PORCH
	OFFP	P		108	3240	d	OTHER
	OFFP	P		144	4320	e	ADDTN
1	F	O		168	2020	f	GRAGE
	F	A		220		g	
	F	G		768	18430		

Year	Land	Bldg	Total	Net Tax
2021	5150	20080	25230	1046.40
2020	5150	20080	25230	1060.80

Project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025



Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1H	Sq-Ft Value
Floor Level	Main FRAME 1264 104500
	Part Upper FRAME 900 37850
	Subtotal 142350
Shingle	Roof GABLE
	B 1 2 U A
Plaster/Drywall	X X Plumbing 2100
Floor/Pine	X X Garages and Carports 18430
Floor/Carpet	X X Extra Features 9580
Floor/Tile-Lino	X X Total Value 172460
Number of Rooms	4 3
Bedrooms	3
Central Heat	A PUB ELECTRIC
FORCED AIR	PRIV WATER
Plumbing	PRIV SEWER
Standard	1 PUB PAVED ST/RD
Extra 3 Fixture	1 Topo: ROLLING
	Neighborhood: Code: 3100
	Dwl/Gar/NC% 1.1800

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1H F/C	FtxFt	Area	Grade	Cond	Dpr	Dpr	Value
2 Crib/Grana	*NV 0	20X30	600	C	1940FR	172460	.65	71230
3 Shed	*NV F	20X30	600		1920VP	0		0
4 Shed	*NV F 0	12X20	240		1920VP	0		0
5 Shed	*NV F	20X30	600		1920VP	0		0
homesite	1.0000	effective	depth	actual	effective	extended	true	
small acreage	.7000	frontage	depth	rate	rate	value	value	
				18000	18000	18000	18000	
				5000	5000	3500	3500	