MCDONALD TWP
UPPER SCIOTO SD 00300

Hardin County, Ohio
Michael T. Bacon, Auditor

31-060001.0000 RES
J06 2025

sale

2022	MADISON JOSHUA D & ME	2011-08-05
2023	MADISON JOSHUA D & ME	2011-08-05
2024	MADISON JOSHUA D & ME	2011-08-05
2025	MADISON JOSHUA D & MELI	2011-08-05 10973 3.838A
	6354 CR 130	1WD
		$170,000
	KENTON OH 43326	

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

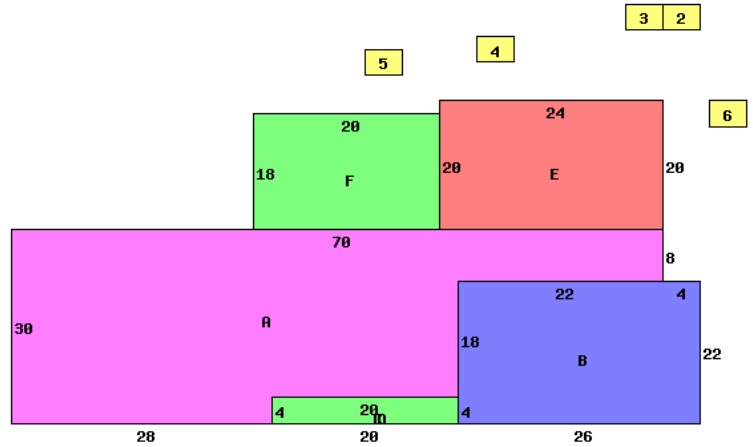
Tax Year	2022	2023	2024	2025	2025				CAMA
Prop Cls	511	511	511	511	511				511
Acres	3.8380	3.8380	3.8380	3.8380	3.8380				
Land100%	21110	32200	32200	32200	32200				34890
Bldg100%	167510	179000	179000	179000	179000				230210
Totl100%	188630t	211200t	211200t	211200t	211200t				265100t
Cauv100%									
Tax Value:									
Land 35%	7390	11270	11270	11270	11270				12210
Bldg 35%	58630	62650	62650	62650	62650				80570
Totl 35%	66020t	73920t	73920t	73920t	73920t				92790t
Hmstd35%	59160	63460	63460	63460	63460				
Owner Oc	61.92	55.28	52.52	52.54	52.54	hmstd	6300 l	57160 b	
Hmstd RB									
Net Tax	2596.00	2692.88	2610.72	2607.04	2607.04				
Sp-Asmnt	49.47	49.47	85.43	85.43					

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1536		a	*MAIN
	F	G		572	13730	b	GRAGE
	PAT	P		80	240	c	PORCH
	RFX	P		80	800	d	PORCH
1 B	F	A		480		e	ADDTN
	DK	P		360	5400	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
313	1	2011-08-05	MADISON JOSHUA D & MELISS	1WD	170000	173430	132890
743	1	2005-11-07	WILSON SHELBY S	1WD	350000	132600	106370

Year	Land	Bldg	Total	Net Tax
2021	7390	58630	66020	2743.62
2020	6210	58630	64840	2730.46

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
137 FLAT BRANCH - SCIOTO	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



6354 CR 130 43326

Occupancy 1 Single Family

Story Height 1

Floor Level			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME	2016	137890
	Basement		1176	21910
	Subtotal			159800
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Air Conditioning	3570
Unfinished Wall	X	Plumbing	3500
Floor/Carpet	X	Garages and Carports	13730
Floor/Tile-Lino	X	Extra Features	6440
Number of Rooms	1 6	Total Value	187040
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
Extra 2 Fixture	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 F/C		2016		C	1985GD	187040	.26		214540
2	Lean-To		22X60	1320		C	1976AV	10560	.65		3700
3	Pole Build		22X60	1320		C	1974AV	15840	.65		5540
4	Pole Build		30X43	1290		C	1979AV	15480	.65		5420
5	Shed	F	12X14	168		C	2004AV	2020	.50		1010
6	Pool	*PP		0			2020AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	2.8380				5000	5000	14190	14190

Call Back: Sign: PSN Date: 2014-11-03 Lister: 31-060001.0000-v082020R