

MCDONALD TWP
UPPER SCIOTO SD

00300

Hardin County, Ohio
Michael T. Bacon, Auditor

31-060023.0000
J07

RES
2025

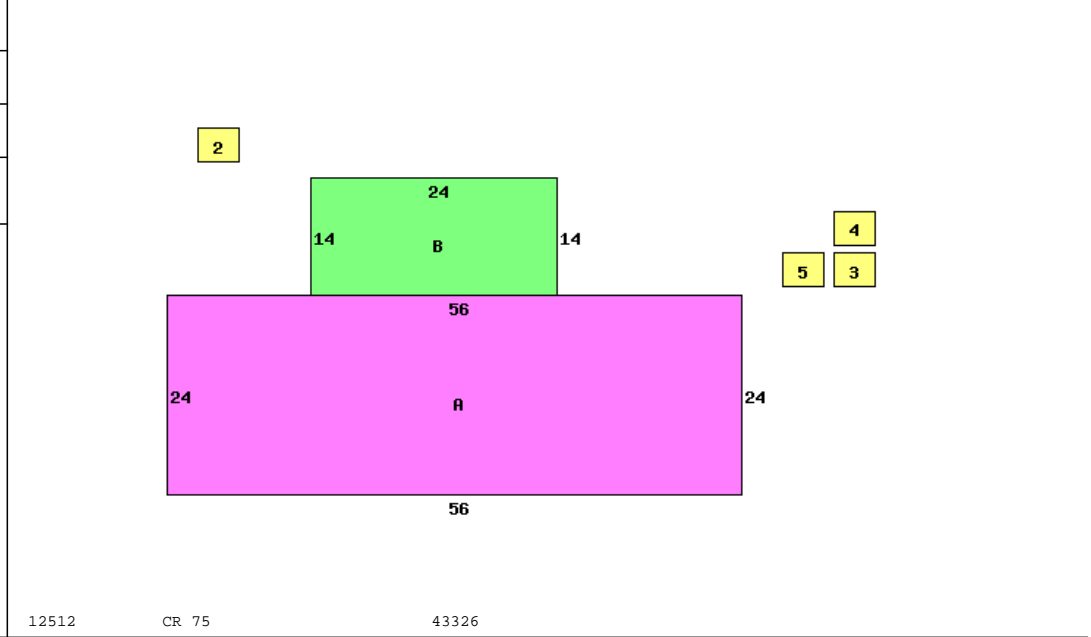
sale

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

2022	BEALE DANIEL D & SHER	1997-01-23		
2023	BEALE DANIEL D & SHER	1997-01-23		
2024	BEALE DANIEL D & SHER	1997-01-23		
2025	BEALE DANIEL D & SHERRI	1997-01-23	10973 .974A	
	12512 CR 75	LWD		
			\$44,000	
	KENTON OH 43326			

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	.9700	.9700	.9700	.9700	
Land100%	12600	18000	18000	18000	18000
Bldg100%	78690	81770	81770	81770	81760
Totl100%	91290t	99770t	99770t	99770t	99760t
Cauvl00%					
Tax Value:					
Land 35%	4410	6300	6300	6300	6300
Bldg 35%	27540	28620	28620	28620	28620
Totl 35%	31950t	34920t	34920t	34920t	34920t
Hmstd35%					
Owner Oc	33.44	30.42	28.90	28.92	
Hmstd RB					
Net Tax	1252.86	1267.82	1229.22	1227.48	
Sp-Asmnt	29.16	29.16	48.13	48.13	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		1344	1010	b	PORCH
	PAT	P		336			
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
40	1	1997-01-23	BEALE DANIEL D & SHERRI	LWD	44000	6000	36600
883	1	1995-09-19	ROSE J MICHAEL & LAVONNA	LWD	25000	5910	36710
Year	Land	Bldg	Total	Net Tax			
2021	4410	27540	31950	1324.10			
2020	4410	27540	31950	1342.30			
project				ben acres	/	%	factor
902 MAIN DISTRICT CONSERVANCY							
137 FLAT BRANCH - SCIOTO							
500 HARDIN COUNTY LANDFILL							
				XA/2025			
				XA/2025			
				XA/2025			



Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height 1		Sq-Ft	Value
Floor Level	Main	FRAME	1344 107720
	Subtotal		107720
Shingle	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	X	Air Conditioning	2330
Panelled Wall	X	Plumbing	1400
Floor/Carpet	X	Extra Features	2570
Number of Rooms	6	Total Value	114020
Bedrooms	3		
Central Heat	A	PUB ELECTRIC	
FORCED AIR		PRIV WATER	
Central A/C	A	PRIV SEWER	
Plumbing		Neighborhood:	
Standard	1	Code:	3100
Extra 2 Fixture	1	Dwl/Gar/NC%	1.1800

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True	
1 DWELLING	1 F/C	Area	Rate	Grade	Cond	Value	Dpr	Dpr	Value
2 Garage	P 0	26X30	780	D	1974AV	91220	.35		69970
3 Pole Build		24X42	1008	D	1975AV	14980	.65		6190
4 Lean-To		12X12	144	D	2000AV	9680	.55		4360
5 Lean-To		12X24	288	D	2000AV	920	.55		410
						1840	.55		830
homesite		acres/	effective	depth	actual	effective	extended	true	
		frontage	frontage	depth	rate	rate	value	value	
		.9700		factor	18000	18000	18000	18000	