

MCDONALD TWP
UPPER SCIOTO SD

00300

Hardin County, Ohio
Michael T. Bacon, Auditor

31-060023.0000
J07

RES
2025

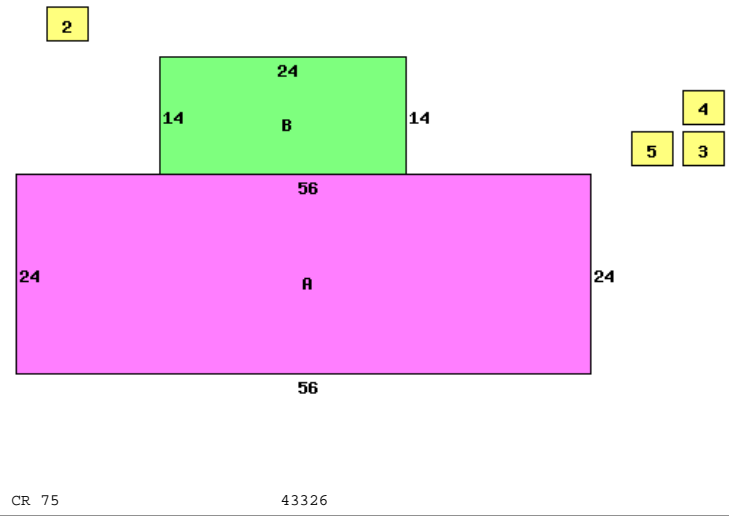
sale

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

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE				
1	F/C	M		1344	1010	a	*MAIN		
	PAT	P		336		b	PORCH		
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg		
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		XA/2025					
137	FLAT BRANCH -	SCIOTO		XA/2025					
500	HARDIN COUNTY	LANDFILL		XA/2025					



12512 CR 75 43326

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	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			830
homesite	acres/	effective	depth	actual	effective	extended	true	
	frontage	frontage	depth	rate	rate	value	value	
	.9700			18000	18000	18000	18000	