MCDONALD TWP
UPPER SCIOTO SD 00300

Hardin County, Ohio
Michael T. Bacon, Auditor

31-060023.0000 RES
J07 2026

sale

2023 BEALE DANIEL D & SHER	1997-01-23	
2024 BEALE DANIEL D & SHER	1997-01-23	
2025 BEALE DANIEL D & SHER	1997-01-23	
2026 BEALE DANIEL D & SHERRI	1997-01-23 10973 .974A	
12512 CR 75	1WD	
	$44,000	
KENTON OH 43326		

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

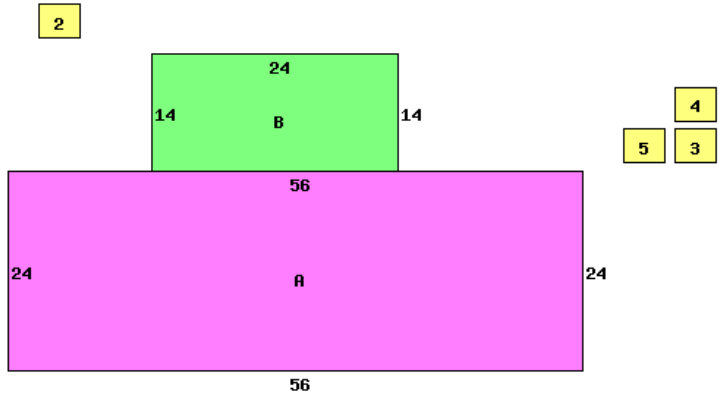
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	.9700	.9700	.9700	.9700	.9700			
Land100%	18000	18000	18000	18000		18000	20710	20700
Bldg100%	81770	81770	81770	81770		81770	105630	105630
Totl100%	99770t	99770t	99770t	99770t		99770t	126340t	126330t
Cauv100%								
Tax Value:								
Land 35%	6300	6300	6300	6300		6300	7250	7240
Bldg 35%	28620	28620	28620	28620		28620	36970	36970
Totl 35%	34920t	34920t	34920t	34920t		34920t	44220t	44220t
Hmstd35%								
Owner Oc	30.42	28.90	28.92	28.92	28.92			
Hmstd RB								
Net Tax	1267.82	1229.22	1227.48	1227.48	1227.48			
Sp-Asmnt	29.16	48.13	48.13	48.13				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1344		a	*MAIN
	PAT	P		336	1010	b	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
40	1	1997-01-23	BEALE DANIEL D & SHERRI	1WD	44000	6000	36600
883	1	1995-09-19	ROSE J MICHAEL & LAVONNA	1WD	25000	5910	36710

Year	Land	Bldg	Total	Net Tax
2022	4410	27540	31950	1252.86
2021	4410	27540	31950	1324.10

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

			Sq-Ft	Value
Story Height 1				
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		
		PUB ELECTRIC	
Central Heat	A	PRIV WATER	
FORCED AIR		PRIV SEWER	
Central A/C	A		
Plumbing		Neighborhood:	
Standard	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		1344		D	1974AV	91220	.35		91900
2	Garage	P 0	26X30	780		D	1975AV	14980	.65		8130
3	Pole Build		24X42	1008		D	2000AV	9680	.55		4360
4	Lean-To		12X12	144		D	2000AV	920	.55		410
5	Lean-To		12X24	288		D	2000AV	1840	.55		830

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	.9700				20700	20700	20700	20700

Call Back: Sign: PSN Date: 2014-11-03 Lister:

31-060023.0000-v082020R