

MCDONALD TWP
UPPER SCIOTO SD

00300

Hardin County, Ohio
Michael T. Bacon, Auditor

31-060027.0000
J09

RES
2025

sale

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

2022 CULVER KELLY E & SHAR	2016-09-14		
2023 CULVER KELLY E & SHAR	2016-09-14		
2024 CULVER KELLY E & SHAR	2016-09-14		
2025 CULVER KELLY E & SHARON	2016-09-14	10973	3.407A
6298 CR 130	2SD		
KENTON OH 43326	\$95,000		

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	561	561	561	561	561
Acres	3.4070	3.4070	3.4070	3.4070	
Land100%	19830	30030	30030	30030	30040
Bldg100%	93110	125430	125430	125430	125430
Totl100%	112940t	155460t	155460t	155460t	155470t
Cauv100%					
Tax Value:					
Land 35%	6940	10510	10510	10510	10510
Bldg 35%	32590	43900	43900	43900	43900
Totl 35%	39530t	54410t	54410t	54410t	54410t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1591.46	2022.82	1960.30	1957.62	
Sp-Asmnt	44.43	44.43	72.77	72.77	

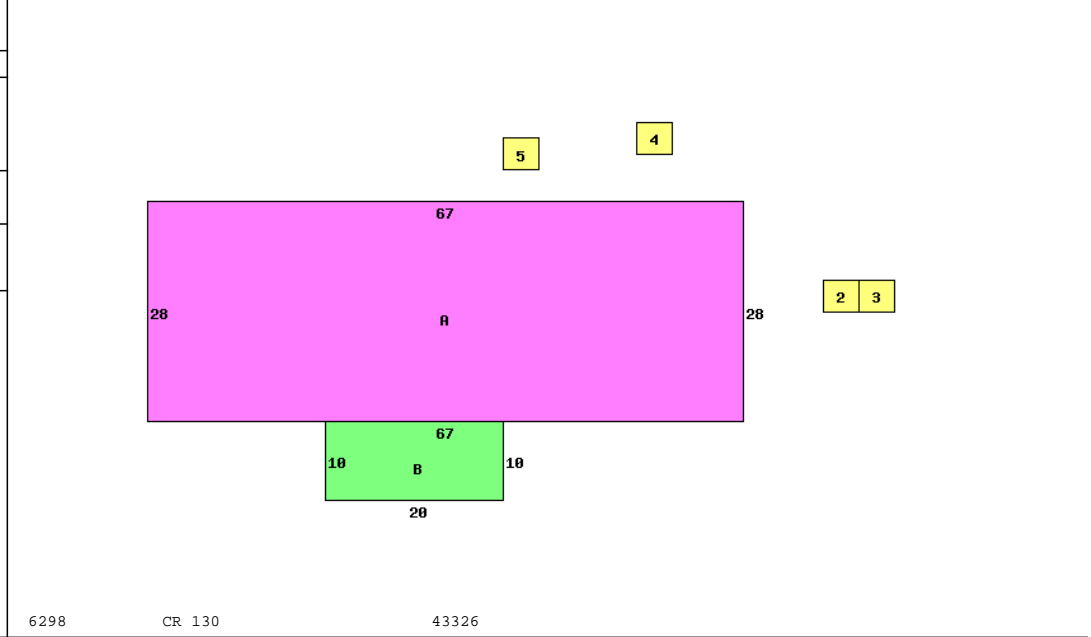
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		1876	6000	b	PORCH
	OFF	P		200			

gas fireplace

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
410	2	2016-09-14	CULVER KELLY E & SHARON R	2SD	95000	17740	73060
317	2	2016-07-21	QUEST FEDERAL CREDIT UNIO	2QC *	0	17740	73060
484	1	2013-10-04	TACKETT GRANVILLE & MELIS	1SD	100000	17740	92660
415	1	2003-09-10	HAINES JUDITH A	1QC *	0	15600	81370
385	1	1998-09-04	HAINES MATTHEW D & JUDIT	1SD *	0	0	0

Year	Land	Bldg	Total	Net Tax
2021	6940	32590	39530	1681.98
2020	6940	32590	39530	1705.12

Project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
137 FLAT BRANCH - SCIOTO			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025



Occupancy 4 M/H on Real Estate	*DWELLING COMPUTATIONS
Story Height 1	Sq-Ft Value
Floor Level	Main FRAME 1876 132780
Shingle	Subtotal 132780
	Roof GABLE
Plaster/Drywall	D Air Conditioning 3280
Floor/Hardwood	X Plumbing 2100
Floor/Carpet	X Extra Features 6000
Floor/Tile-Lino	X Total Value 144160
Number of Rooms	5
Bedrooms	3
Central Heat	A
F/A-SPACE	PUB ELECTRIC
Central A/C	A PRIV WATER
Plumbing	PUB SEWER
Standard	1 Neighborhood: 3100
Extra 3 Fixture	1 Code: 1.1800
	Dwl/Gar/NC%

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 MH/REAL	1 F/C	28X67	1876	MHD	1998GD	115330	.19		110230
2 Garage	F	28X32	896	C	1998AV	23740	.55		12610 CONCRET FL
3 Lean-To		12X30	360	C	2010AV	2880	.40		1730
4 Shed		10X16	160	C	1998AV	1920	.55		860
5 Pool	*PP		0		2017AV	0			0
homesite	1.0000	effective	depth	actual	effective	extended	true		
small acreage	2.4070	frontage	depth	rate	rate	value	value		
			factor	18000	18000	18000	18000		
				5000	5000	12040	12040		