MCDONALD TWP
UPPER SCIOTO SD 00300

Hardin County, Ohio
Michael T. Bacon, Auditor

31-060029.0000 RES
J25.01 2025

sale

2022	COLLINS LARRY L & KAN	2021-07-02
2023	COLLINS LARRY L & KAN	2021-07-02
2024	COLLINS LARRY L & KAN	2021-07-02
2025	COLLINS LARRY L & KANDA	2021-07-02 10068 2.00A
	12730 CR 75	1SD
		$349,900
	KENTON OH 43326	

Orig Tax Year 2011
Parent: 31-060003.0000

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

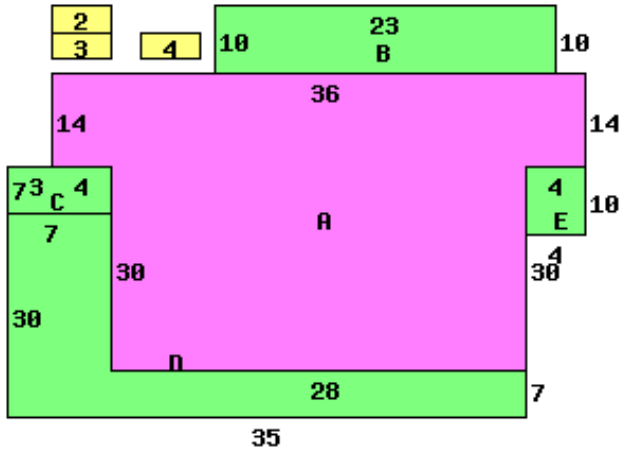
	2022	2023	2024	2025	2025			
Tax Year	2022	2023	2024	2025	2025			CAMA
Prop Cls	511	511	511	511	511			511
Acres	2.0000	2.0000	2.0000	2.0000	2.0000			
Land100%	15600	23000	23000	23000	23000			23000
Bldg100%	131600	280940	280940	280940	280940			280940
Totl100%	147200t	303940t	303940t	303940t	303940t			303940t
Cauv100%								
Tax Value:								
Land 35%	5460	8050	8050	8050	8050			8050
Bldg 35%	46060	98330	98330	98330	98330			98330
Totl 35%	51520t	106380t	106380t	106380t	106380t			106380t
Hmstd35%	43670	95180	95180	93390	93390			
Owner Oc	45.72	82.92	78.78	77.32	77.32	hmstd	6300 l	87090 b
Hmstd RB								
Net Tax	2028.44	3872.02	3753.94	3750.12	3750.12			
Sp-Asmnt	35.20	35.20	84.98	84.98				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 BA	F	M		1344		a	*MAIN
	EFP	P		230	9200	b	PORCH
	EFP	P		49	1960	c	PORCH
	OFP	P		406	12180	d	PORCH
	STP	P		40	160	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
314	1	2021-07-02	COLLINS LARRY L & KANDACE	1SD		349900	15600	104540
421	1	2018-08-30	SHEPHERD EARL & SANDRA E	1SD		104000	15000	86260
48	1	2018-02-13	SHEPHERD MARYBELLE	1AF	*	0	15000	86260
268	1	2010-07-16	SHEPHERD EARL F SR & MARY	1SD	*	0	0	0

Year	Land	Bldg	Total	Net Tax
2021	5460	36590	42050	1743.80
2020	5460	36590	42050	1767.80

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



12730 CR 75 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1344	107720
	Full Upper	FRAME	1344	64620
	Qtr Story	FRAME	1344	4960
	Basement		1344	24880
	Subtotal			202180
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		X
Unfinished Wall	X				
Floor/Pine		X	X		X
Floor/Carpet		X	X		
Floor/Concrete	X				
Number of Rooms	1	4	6		1
Bedrooms		1	6		
Central Heat		A			
FORCED AIR					
Central A/C		A			
Plumbing					
Standard	1				
Extra 2 Fixture	1				

Air Conditioning	4660	
Plumbing	1400	
Extra Features	23500	
Total Value	231740	
PUB ELECTRIC		
PRIV WATER		
PRIV SEWER		
PUB PAVED ST/RD		
Neighborhood:		
Code:	3100	
Dwl/Gar/NC%	1.1800	

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 BAF		2688		B	1920VG	301260	.30		248840
2	Pole Build		40X60	2400		C	2020AV	28800	.15		24480
3	P	OFP	10X20	200		C	2020AV	6000	.15		5100
4	CARPORT		18X18	324		C	2020AV	2510	.15		2520

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				18000	18000	18000	18000
small acreage	1.0000				5000	5000	5000	5000

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