MCDONALD TWP
UPPER SCIOTO SD 00300

Hardin County, Ohio
Michael T. Bacon, Auditor

31-070010.0000 AGR
E06 2026

sale

2023	COMSTOCK DWIGHT E & M	1997-08-29
2024	COMSTOCK DWIGHT E & M	1997-08-29
2025	COMSTOCK DWIGHT E & M	1997-08-29
2026	COMSTOCK DWIGHT E & MER	1997-08-29 10521 15.693A
	7007 TR 154	1FD
		$67,500
	KENTON OH 43326	

Orig Tax Year 1998
Parent: 31-070003.0000

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

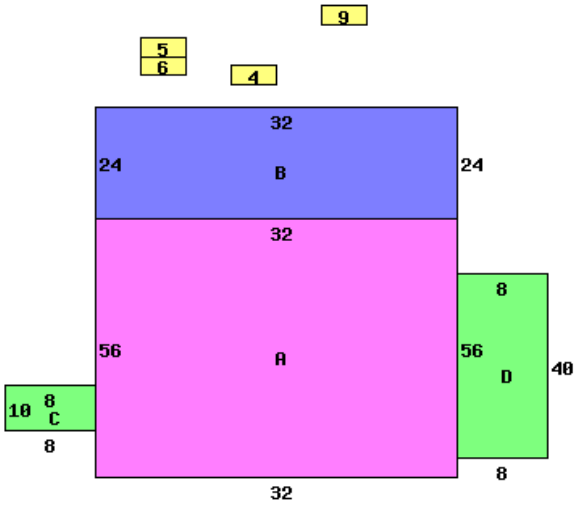
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	15.6930	15.6930	15.6930	15.6930	15.6930			
Land100%	87510	87510	87510	87510		87510	126910	126900
Bldg100%	198600	198600	198600	198600		198600	258290	258290
Totl100%	286110t	286110t	286110t	286110t		286110t	385200t	385190t
Cauv100%	45340	45340	45340	45340		87510	126910	51610
Tax Value:								
Land 35%	15870	15870	15870	15870		15870	18060	44420
Bldg 35%	69510	69510	69510	69510		69510	90400	90400
Totl 35%	85380t	85380t	85380t	85380t		85380t	108460t	134820t
Hmstd35%	71240	71240	71240	71240		71240	94440	
Owner Oc	62.06	58.96	58.98	58.98	58.98	hmstd 6300 l	64940 b	
Hmstd RB	332.92	344.98	356.78	356.78	356.78			
Net Tax	2779.22	2672.18	2656.12	2656.12	2656.12			
Cauv Sav	699.30	548.76	531.78	531.06				
Sp-Asmnt	219.10	255.90	255.90	255.90				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1792		a	*MAIN
	F	G		768	18430	b	GRAGE
	DK	P		80	1200	c	PORCH
	OFP	P		320	9600	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
512	1	1997-08-29	COMSTOCK DWIGHT E & MERN	1FD	67500	0	0

Year	Land	Bldg	Total	Net Tax
2022	9310	66430	75740	2635.68
2021	9310	66430	75740	2785.56

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



7007 TR 154 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1792	130800
	Basement		1792	33010
	Subtotal			163810
Shingle	Roof	GABLE		

	B	1	2	U	A			
Plaster/Drywall	D				896 sq ft	Basement Finish		9720
Unfinished Wall		X				Air Conditioning		3120
Floor/Carpet	X	X				Plumbing		2100
Floor/Concrete		X				Garages and Carports		18430
Floor/Tile-Lino		X				Extra Features		10800
Number of Rooms		3	6			Total Value		207980
Bedrooms		2	3					
						PUB ELECTRIC		
Central Heat	A					PRIV WATER		
FORCED AIR						PRIV SEWER		
Central A/C	A					PUB PAVED ST/RD		
Plumbing								
Standard		1				Neighborhood:		
Extra 3 Fixture		1				Code:		3100
						Dwl/Gar/NC%		1.5500

Tab #		Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1		DWELLING	1 B F		2688		C-	2004GD	187180	.16		243710
2		Flat Barn		58X60	3480		D	OLD/AV	33410	.80	.50	3340
4		Grain Bin	*PP	10X8	80			OLD/FR	0			0
5		Crib/Grana		38X36	1368		D	OLD/FR	10940	.70		3280
6		Shed		16X36	576		D	OLD/FR	5530	.70		1660
7		Garage		22X22	484		C	OLD/AV	11620	.65		6300
8		POND	*.40A		0			OLD/	0			0
9		Shed	*NV	10X14	140			OLD/	0			0

Tab #		S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	2	BOB	BLOUNT SILT LOAM, 2	.9152	8370	7660	2230	2040
C	39	PM	PEWAMO SILTY CLAY L	5.2357	9410	49270	3450	18060
	671	HSITE	HOMESITE	1.0000	26100	26100	26100	26100
	980	ROAD	ROAD	.4196				
C	15	GYB2	GLYNWOOD CLAY LOAM	2.1220	7280	15450	1110	2360
W	15	GYB2	GLYNWOOD CLAY LOAM	3.1088	2650	8240	230	720
C	16	GYC2	GLYNWOOD CLAY LOAM	2.6133	6890	18010	870	2270
W	39	PM	PEWAMO SILTY CLAY L	.2784	7790	2170	230	60
				15.693		126900	(100%)	51610
						44420	(35%)	18060

CAUV # 2390

Call Back: Sign: PSN Date: 2014-10-28 Lister:

31-070010.0000-v082020R