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

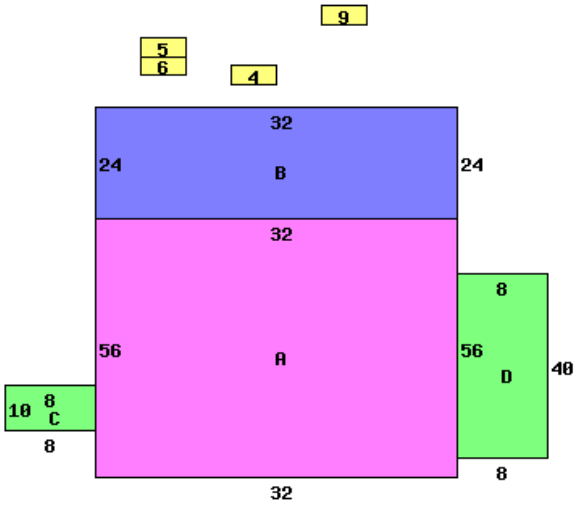
| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
| Prop Cls | 111 | 111 | 111 | 111 | 0 | 111 | 111 | 111 |
| Acres | 15.6930 | 15.6930 | 15.6930 | 15.6930 | 15.6930 | | | |
| Land100% | 87510 | 87510 | 87510 | 87510 | | 87510 | 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 |

| | 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