

MCDONALD TWP
UPPER SCIOTO SD

00300

Hardin County, Ohio
Michael T. Bacon, Auditor

31-080046.0000
E17.01

RES
2025

sale

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

2022 REED KIRK B & KAREN J	2010-07-08			
2023 REED KIRK B & KAREN J	2010-07-08			
2024 REED KIRK B & KAREN J	2010-07-08			
2025 REED KIRK B & KAREN J	2010-07-08	10311	3.274A	
14698 CR 75	LWD			
KENTON OH 43326	\$124,000			

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	3.2740	3.2740	3.2740	3.2740	
Land100%	19400	29370	29370	29370	29370
Bldg100%	127310	140540	140540	140540	140550
Totl100%	146710t	169910t	169910t	169910t	169920t
Cauvl00%					

Orig Tax Year 2011
Parent: 31-080003.0000

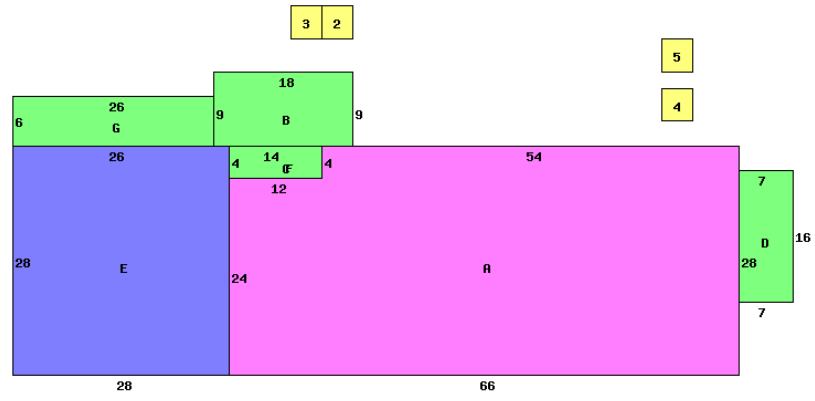
Tax Value:					
Land 35%	6790	10280	10280	10280	10280
Bldg 35%	44560	49190	49190	49190	49190
Totl 35%	51350t	59470t	59470t	59470t	59470t
Hmstd35%	44030	48850	48850	48850	
Owner Oc	46.08	42.56	40.44	40.44	hmstd 6300 l 42550 b
Hmstd RB	343.14	332.92	344.98	356.78	
Net Tax	1678.10	1835.46	1757.20	1742.46	
Sp-Asmnt	36.96	36.96	61.01	61.01	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1800		a	*MAIN
	DK	P		162	2430	b	PORCH
	RFX	P		48	480	c	PORCH
	OPF	P		112	3360	d	PORCH
	F	G		784	18820	e	GRAGE
	DK	P		48	720	f	PORCH
	RFX	P		156	1560	g	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
325	1	2010-07-08	REED KIRK B & KAREN J	LWD	124000	0	0

Year	Land	Bldg	Total	Net Tax
2021	6790	44560	51350	1773.54
2020	6790	44560	51350	1797.96

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



14698 CR 75 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	1800 131380
	Basement		760 14220
	Subtotal		145600
Metal	Roof	GABLE	
	B 1 2 U A		
Panelled Wall	X	Air Conditioning	3130
Unfinished Wall	X	Garages and Carports	18820
Floor/Carpet	X	Extra Features	8550
Floor/Concrete	X	Total Value	176100
Number of Rooms	1 6		
Bedrooms	3	PUB ELECTRIC	
		PRIV WATER	
		PRIV SEWER	
		PUB PAVED ST/RD	
Central Heat	A		
ELECTRIC			
Central A/C	A		
Plumbing		Neighborhood:	
Standard	1	Code:	3100
		Dwl/Gar/NC%	1.1800

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B F	1800		C-	1972GD	158490	.35	121560
2 Hog House		52X70	3640	C	1960VP	54600	.80	5460
3 Shed		26X22	572	D	1960VP	5490	.80	1100
4 Shed		22X52	1144	D	OLD/PR	10980	.75	2750
5 Pole Build		42X48	2016	C	1995AV	24190	.60	9680
acres/	effective	depth	depth	actual	effective	extended	true	
frontage	frontage	depth	factor	rate	rate	value	value	
homesite	1.0000			18000	18000	18000	18000	
small acreage	2.2740			5000	5000	11370	11370	