MCDONALD TWP
UPPER SCIOTO SD 00300

Hardin County, Ohio
Michael T. Bacon, Auditor

31-220011.0000 RES
J24 2026

sale

2023 SPRANG AUSTIN MICHAEL	2020-06-22	
2024 SPRANG AUSTIN MICHAEL	2020-06-22	
2025 SPRANG AUSTIN MICHAEL	2020-06-22	
2026 SPRANG AUSTIN MICHAEL &	2020-06-22 10045	1.50A
12759 CR 75	1WD	
	$170,000	
KENTON OH 43326		

Orig Tax Year 2005
Parent: 31-220001.0000

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

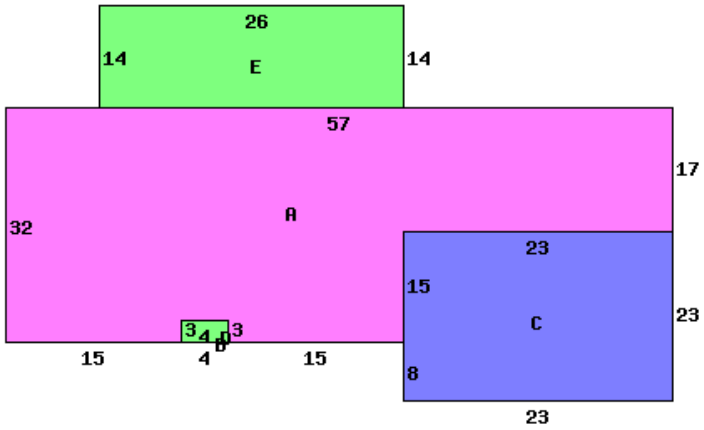
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	1.5000	1.5000	1.5000	1.5000	1.5000			
Land100%	20510	20510	20510	20510		20510	23200	23200
Bldg100%	171170	171170	171170	171170		171170	224860	224860
Totl100%	191690t	191690t	191690t	191690t		191690t	248060t	248060t
Cauv100%								
Tax Value:								
Land 35%	7180	7180	7180	7180		7180	8120	8120
Bldg 35%	59910	59910	59910	59910		59910	78700	78700
Totl 35%	67090t	67090t	67090t	67090t		67090t	86820t	86820t
Hmstd35%	66210	66210	66210	66210		66210	85950	
Owner Oc	57.68	54.80	54.82	54.82	54.82	hmstd 6300 l	59910 b	
Hmstd RB								
Net Tax	2436.56	2362.36	2359.02	2359.02	2359.02			
Sp-Asmnt	29.62	59.72	59.72	59.72				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1467		a	*MAIN
	RFX	P		12	120	b	PORCH
	F	G		529	12700	c	GRAGE
	STP	P		12	50	d	PORCH
	DK	P		364	5460	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
262	1	2020-06-22	SPRANG AUSTIN MICHAEL & H	1WD	170000	13510	120770
271	1	2014-06-26	SPRANG ERIC DA	1WD	137500	12000	133860
260	1	2014-05-23	COOK JON W	1QC *	0	12000	133860
556	1	2004-09-03	COOK JON W & ALICIA J	1WD	7500	0	0

Year	Land	Bldg	Total	Net Tax
2022	4940	52000	56940	2233.32
2021	4940	52000	56940	2360.30

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



12759 CR 75 43326

Occupancy 1 Single Family *DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1467	115470
	Basement		1467	27140
	Subtotal			142610
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Fireplaces	2000
Floor/Carpet	X	Air Conditioning	2580
Floor/Concrete	X	Plumbing	4900
Floor/Tile-Lino	X	Garages and Carports	12700
Number of Rooms	5	Extra Features	7910
Bedrooms	3	Total Value	172700
Fireplace		PUB ELECTRIC	
Openings	1	PRIV WATER	
Stacks	1	PRIV SEWER	
Central Heat	A	PUB PAVED ST/RD	
FORCED AIR			
Central A/C	A	Neighborhood:	
Plumbing		Code:	3100
Standard	1	Dwl/Gar/NC%	1.5500
Extra 3 Fixture	1		
Extra 2 Fixture	2		

	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		1467		C	2004GD	172700	.16		224860

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	.5000				5000	5000	2500	2500

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