MCDONALD TWP
UPPER SCIOTO SD 00300

Hardin County, Ohio
Michael T. Bacon, Auditor

31-240013.0000 RES
C26 2026

sale

2023 ROSE J MICHAEL	1992-09-14	
2024 ROSE J MICHAEL	1992-09-14	
2025 ROSE J MICHAEL	1992-09-14	
2026 ROSE J MICHAEL	1992-09-14 13359 ETC	13.827A
11441 CR 75	3CT	
	$91,492	
KENTON OH 43326		

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

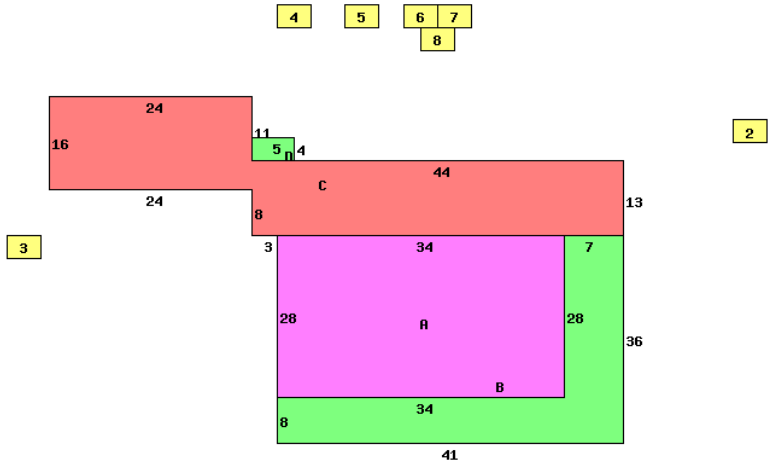
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	512	512	512	512	0	512	512	512
Acres	13.8270	13.8270	13.8270	13.8270	13.8270			
Land100%	60860	60860	60860	60860		87490	87490	66270
Bldg100%	421890	421890	421890	421890		421890	462090	462090
Totl100%	482740t	482740t	482740t	482740t		509370t	549570t	528360t
Cauv100%	87490	87490	87490	87490		87490	87490	
Tax Value:								
Land 35%	21300	21300	21300	21300		21300	23190	23190
Bldg 35%	147660	147660	147660	147660		147660	161730	161730
Totl 35%	168960t	168960t	168960t	168960t		168960t	184920t	184930t
Hmstd35%	61370	61370	57480	57480		57480	73450	
Owner Oc	53.46	50.80	47.60	47.60	47.60	hmstd 12600 l	44880 b	
Hmstd RB								
Net Tax	6228.02	6036.58	6031.42	6031.42	6031.42			
Sp-Asmnt	62.81	149.22	149.22	149.22				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		952		a	*MAIN
	OMP	P		524	18340	b	PORCH
1 B	F	A		956		c	ADDTN
	STP	P		20	80	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
866	3	1992-09-14		3CT *	91492	0	355910

Year	Land	Bldg	Total	Net Tax
2022	14020	92520	106540	4237.36
2021	14020	92520	106540	4478.34

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



11441 CR 75 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1908	133390
	Part Upper	FRAME	952	37090
	Basement		1670	30900
	Subtotal			201380
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X X	Fireplaces	6000
Panelled Wall	X	Plumbing	700
Unfinished Wall	X	Extra Features	18420
Floor/Hardwood	X X	Total Value	226500
Number of Rooms	1 4 3		
Bedrooms	3	PUB ELECTRIC	
		PRIV WATER	
Fireplace		PRIV SEWER	
Openings	3	PUB PAVED ST/RD	
Stacks	3		
Central Heat	A	Neighborhood:	
HOT WATER		Code:	3100
Plumbing		Dwl/Gar/NC%	1.5500
Standard	1		
Extra Fixture	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1HB F		2860		C+	OLD/GD	249150	.40	.30	162200
2	Garage		20X24	480		C	OLD/AV	11520	.65		6250
3	POND	*.93AC		0			OLD/	0			0
4	Shed	1	165X60	9900		C	1961AV	118800	.65		41580
5	Crib/Grana	*SV	28X50	1400			OLD/PR	1000			1000
6	SERV GARA	2	200X80	16000	31.44	C	2004AV	503040	.55		226370
7	MEZZ STRG		20X80	1600	10.00	C	2014AV	16000	.15		13600
8	P	OFP	12X44	528		C	2014AV	15840	.30		11090

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	2.0000				20700	20700	41400	41400
small acreage	10.7670				5000	2310	24870	24870
road	1.0600							

Call Back: Sign: PSN Date: 2014-10-27 Lister: