MCDONALD TWP
UPPER SCIOTO SD 00300

Hardin County, Ohio
Michael T. Bacon, Auditor

31-240034.0000 RES
C25.01 2026

sale

2023	ROSE J MICHAEL & LAVO	2013-07-23
2024	ROSE J MICHAEL & LAVO	2013-07-23
2025	ROSE J MICHAEL & LAVO	2013-07-23
2026	ROSE J MICHAEL & LAVONN	2013-07-23 15026 1.722A
	11603 CR 75	1SD
		$69,000
	KENTON OH 43326	

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

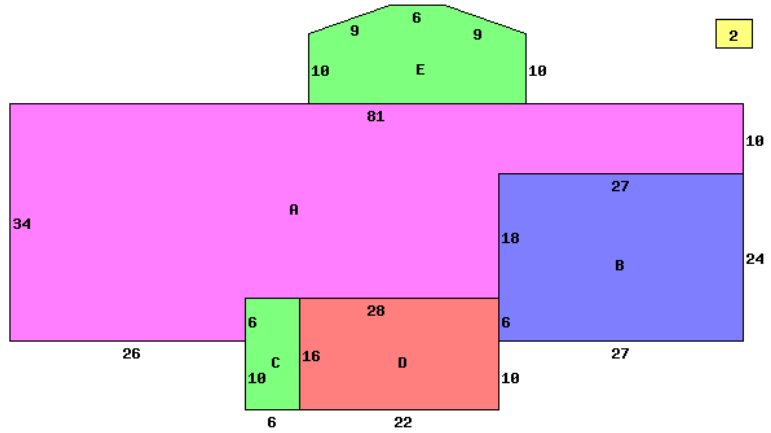
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	1.7200	1.7200	1.7200	1.7200	1.7200			
Land100%	21600	21600	21600	21600		21600	24310	24300
Bldg100%	188630	188630	188630	188630		188630	247800	247790
Totl100%	210230t	210230t	210230t	210230t		210230t	272110t	272090t
Cauv100%								
Tax Value:								
Land 35%	7560	7560	7560	7560		7560	8510	8510
Bldg 35%	66020	66020	66020	66020		66020	86730	86730
Totl 35%	73580t	73580t	73580t	73580t		73580t	95240t	95230t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	2735.52	2650.98	2647.34	2647.34	2647.34			
Sp-Asmnt	29.72	66.17	66.17	66.17				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	B	M		1938		a	*MAIN
	B2	G		648	18140	b	GRAGE
	PAT	P		96	290	c	PORCH
1	F	A		352		d	ADDTN
	PAT	P		300	900	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
365	1	2013-07-23	ROSE J MICHAEL & LAVONNA	1SD		69000	12660	127710
456	4	2012-11-14	GOLDSMITH BARBARA ETAL	4CT	*	0	12660	127710
237	1	1998-05-20	ROSE VELMA PAULINE	1CT	*	0	10430	89800

Year	Land	Bldg	Total	Net Tax
2022	5170	55580	60750	2445.76
2021	5170	55580	60750	2584.90

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



11603 CR 75 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	BRICK	2290	168020
	Basement		969	18070
	Subtotal			186090
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall	D	Air Conditioning	4010
Panelled Wall	X	Plumbing	1400
Unfinished Wall	X	Garages and Carports	18140
Floor/Carpet	X	Extra Features	1190
Floor/Concrete	X	Total Value	210830
Number of Rooms	1 5		
Bedrooms	2	PUB ELECTRIC	
		PRIV WATER	
Central Heat	A	PRIV SEWER	
FORCED AIR		PUB PAVED ST/RD	
Central A/C	A		
Plumbing		Neighborhood:	
Standard	1	Code:	3100
Extra 2 Fixture	1	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 B		2290		C	1978GD	210830	.28		235290
2	Garage		24X40	960		C	1981AV	23040	.65		12500

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	.7200				5000	5000	3600	3600

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