MCDONALD TWP
UPPER SCIOTO SD 00300

Hardin County, Ohio
Michael T. Bacon, Auditor

31-260032.0000 AGR
H01 2025

sale

2022	LAUTENSCHLAGER PHILLI		
2023	LAUTENSCHLAGER PHILLI		
2024	LAUTENSCHLAGER PHILLI		
2025	LAUTENSCHLAGER PHILLIP	10312 12106	168.63A
	4293 CR 150	$0	
	BELLE CENTER OH 43310		

2027	LAUTENSCHLAGER PHILLIP	2026-03-30	
	4293 CR 150	1CT	
	BELLE CENTER OH 43310		

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

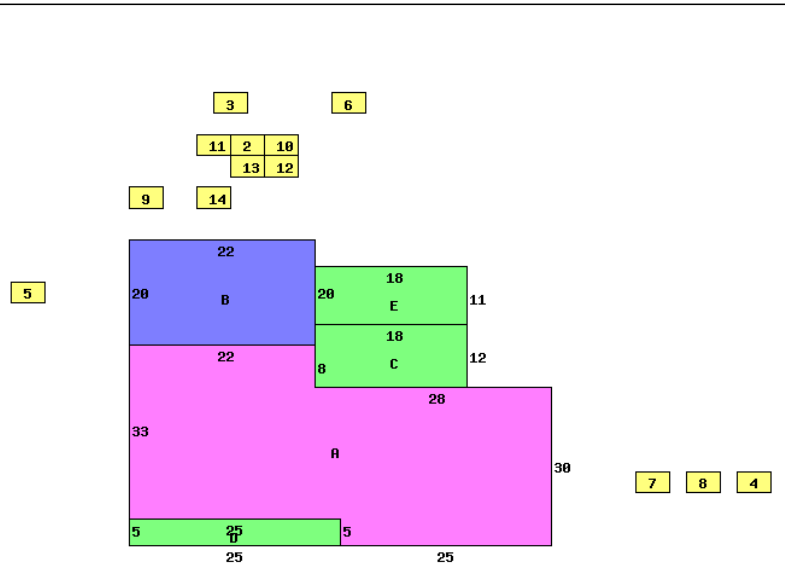
	2022	2023	2024	2025	CAMA
Tax Year					
Prop Cls	111	111	111	111	111
Acres	168.6300	168.6300	168.6300	168.6300	
Land100%	931630	1022230	1022230	1022230	1022220
Bldg100%	142230	148510	148510	148510	148520
Totl100%	1073860t	1170740t	1170740t	1170740t	1170740t
Cauv100%	215600	448060	448060	448060	448070
Tax Value:					
Land 35%	75460	156820	156820	156820	357780
Bldg 35%	49780	51980	51980	51980	51980
Totl 35%	125240t	208800t	208800t	208800t	409760t
Hmstd35%	46190	49520	49520	49520	
Owner Oc	48.34	43.14	40.98	41.00	hmstd 6300 l 43220 b
Hmstd RB	343.14	332.92	344.98	356.78	
Net Tax	4650.60	7386.60	7136.82	7114.64	
Cauv Sav	10089.40	7471.14	7240.28	7230.36	
Sp-Asmnt	75.78	75.78	282.42	282.42	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1551		a	*MAIN
	F	G		440	10560	b	GRAGE
	DK	P		216	3240	c	PORCH
	OFP	P		125	3750	d	PORCH
	PAT	P		198	590	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
151	1	2026-03-30	LAUTENSCHLAGER PHILLIP	1CT *	0	1022230	148510

Year	Land	Bldg	Total	Net Tax
2021	75460	49780	125240	4915.14
2020	75460	49780	125240	4982.78

project		ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2025		
500	HARDIN COUNTY LANDFILL	XA/2025		



4293 CR 150 43310

Occupancy 1 Single Family *DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1551	121860
	Subtotal			121860
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Air Conditioning	2750
Floor/Carpet	X	Plumbing	1400
Number of Rooms	5	Garages and Carports	10560
Bedrooms	2	Extra Features	8780
		Total Value	145350
Central Heat	A		
FORCED AIE		PUB ELECTRIC	
Central A/C	A	PRIV WATER	
Plumbing		PRIV SEWER	
Standard	1	PUB PAVED ST/RD	
Extra 2 Fixture	1	Topo: ROLLING	
		Neighborhood:	
		Code:	3100
		Dwl/Gar/NC%	1.1800

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		1551		C	1987AV	145350	.28		123490
2	Flat Barn		40X60	2400		D	OLD/FR	23040	.80	.50	2300
3	Silo	*NV 0	14X20	280			OLD/AV	0			0
4	Crib/Grana	*NV	16X16	256			OLD/AV	0			0
5	Shed		30X60	1800		C	1958AV	21600	.65		7560
6	Silo	*NV 0	14X20	280			OLD/AV	0			0
7	Crib/Grana	*NV 0	16X16	256			OLD/AV	0			0
8	Crib/Grana	*NV 0	16X16	256			OLD/AV	0			0
9	Garage		24X30	720		C	2014AV	17280	.30		14270
10	Lean-To	*SV	30X80	2400			OLD/VP	100			100
11	Lean-To	*SV	40X40	1600			OLD/VP	200			200
12	Lean-To	*SV	18X34	612			OLD/VP	200			200
13	Lean-To	*SV	26X30	780			OLD/VP	200			200
14	Milk House	*SC	12X14	168			OLD/VP	200			200

Tab	#	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	2	BOB	BLOUNT SILT LOAM, 2	45.4832	5770	262440	2360	107340
C	4	CA	CARLISLE MUCK	.1000	7410	740	3140	310
C	14	GWB	GLYNWOOD SILT LOAM	24.7619	5400	133710	1750	43330
C	16	GYC2	GLYNWOOD CLAY LOAM	5.4469	4750	25870	1050	5720
C	23	LN	LINWOOD MUCK	44.8269	6490	290930	2740	122830
C	37	OT	OLENTANGY SILT LOAM	3.6073	4750	17130	1440	5200
C	39	PM	PEWAMO SILTY CLAY L	31.8544	6490	206740	3560	113400
C	43	RO	ROUNDHEAD MUCK	9.9194	6720	66660	3220	31940
	671	HSITE	HOMESITE	1.0000	18000	18000	18000	18000
	980	ROAD	ROAD	1.6300				
				168.63		1022220	(100%)	448070
						357780	(35%)	156820

CAUV # 885

Call Back: Sign: PSN Date: 2014-11-06 Lister:
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31-260032.0000-v082020R