

MCDONALD TWP
BENJAMIN LOGAN SD

00310

Hardin County, Ohio
Michael T. Bacon, Auditor

32-080018.0000
E28

AGR
2025

sale

Eff Rate:- 44.42 — 41.40 — 41.78 — 40.51 — a/r

2022	CURTIS RUSSELL A & MA	2013-03-20			
2023	CURTIS RUSSELL A & MA	2013-03-20			
2024	CURTIS RUSSELL A & MA	2013-03-20			
2025	CURTIS RUSSELL A & MARY	2013-03-20	10036	22.00A	
	7693 SR 67	4SD			
	KENTON OH 43326	\$0			

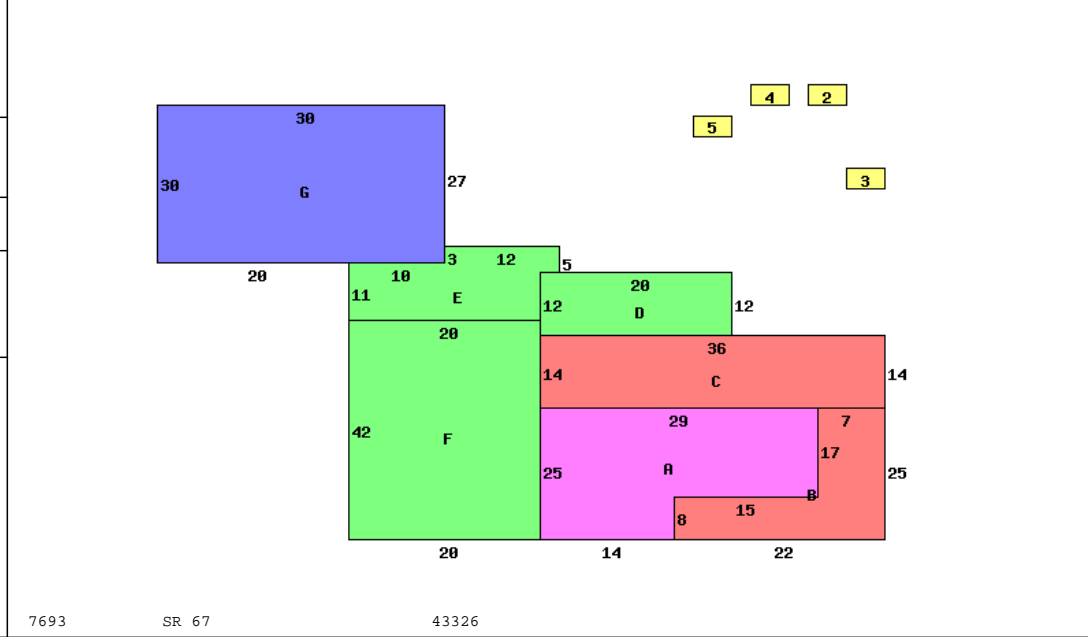
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	22.0000	22.0000	22.0000	22.0000	
Land100%	109630	124000	124000	124000	124000
Bldg100%	100570	124140	124140	124140	124150
Tot1100%	210200t	248140t	248140t	248140t	248150t
Cauv100%	28460	54340	54340	54340	54330
Tax Value:					
Land 35%	9960	19020	19020	19020	43400
Bldg 35%	35200	43450	43450	43450	43450
Totl 35%	45160t	62470t	62470t	62470t	86850t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1828.02	2354.96	2378.40	2304.70	
Cauv Sav	1150.00	919.04	928.22	899.44	
Sp-Asmnt	59.36	61.24	88.33	90.22	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	F/C	M		605			
1	F/C	A		295			ADDTN
1	F	A		504			ADDTN
	EFP	P		240	9600		PORCH
	EFP	P		260	10400		PORCH
	DK	P		840	12600		PORCH
	F	G		900	21600		GRAGE

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
113	4	2013-03-20	CURTIS RUSSELL A & MARY A	4SD *	0	68060	89860
128	4	2013-03-20	CURTIS RUSSELL A	4QC	550000	68060	89860
60	1	2013-02-15	CURTIS RUSSELL A ETAL	1CT *	0	68060	89860
607	1	1999-11-03	CURTIS MARY ETHEL	1CT *	0	35060	79510

Year	Land	Bldg	Total	Net Tax
2021	9960	35200	45160	1877.56
2020	9960	35200	45160	1757.54

Project	ben acres	%	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
137 FLAT BRANCH - SCIOTO			XA/2025
153 BUTCHER - SCIOTO RIVER			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025
156 MCCOY 937 - SCIOTO			XA/2025
168 EWING - SCIOTO			XA/2025



Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	1404 111000
	Full Upper	FRAME	605 48520
	Basement		504 9620
	Subtotal		169140
Shingle	Roof	GABLE	
Plaster/Drywall	X X	Plumbing	1400
Unfinished Wall	X	Garages and Carports	21600
Floor/Pine	X X	Extra Features	32600
Floor/Carpet	X	Total Value	224740
Number of Rooms	1 5 3		
Bedrooms	1 3	PUB ELECTRIC	
		PRIV WATER	
		PRIV SEWER	
Central Heat	A	PUB PAVED ST/RD	
FORCED AIR			
Plumbing			
Standard	1	Neighborhood:	
Extra 2 Fixture	1	Code:	3100
		Dwl/Gar/NC%	1.1800

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 F/C		2009		C	OLD/AV		224740	.55		119340
2 WIRECRIB	*NV		0			OLD/		0			0
3 Shed	*SV	18X48	864			OLD/FR		600			600
4 Shed		34X36	1224		D	OLD/PR		11750	.75		2940
5 Shed		17X26	442		D	OLD/FR		4240	.70		1270
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv					
C 2	BOB BLOUNT SILT LOAM, 2	4.7559	5770	27440	2360	11220					
C 14	GWB GLYNWOOD SILT LOAM	.8555	5400	4620	1750	1500					
C 15	GYB2 GLYNWOOD CLAY LOAM	3.2849	5020	16490	1230	4040					
C 16	GYC2 GLYNWOOD CLAY LOAM	7.6772	4750	36470	1050	8060					
C 39	PM PEWAMO SILTY CLAY L	3.2323	6490	20980	3560	11510					
671	HSITE HOMESITE	1.0000	18000	18000	18000	18000					
980	ROAD ROAD	1.1942									
			22	124000	(100%)	54330				CAUV #	3816
				43400	(35%)	19020					

Call Back:

Sign: PSN Date: 2014-10-28 Lister:

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