MCDONALD TWP
BENJAMIN LOGAN SD 00310

Hardin County, Ohio
Michael T. Bacon, Auditor

32-130011.0000 AGR
B24 2025

sale

2022	ROELL DENNIS & ABIGAI	2016-06-07
2023	ROELL DENNIS & ABIGAI	2016-06-07
2024	ROELL DENNIS & ABIGAI	2016-06-07
2025	ROELL DENNIS & ABIGAIL	2016-06-07 14032 22.117A
	21725 CR 115	2WD
		$125,000

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

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	22.1170	22.1170	22.1170	22.1170	
Land100%	127060	143030	143030	143030	143040
Bldg100%	62740	82490	82490	82490	82480
Totl100%	189800t	225510t	225510t	225510t	225520t
Cauv100%	45170	79340	79340	79340	79330
Tax Value:					
Land 35%	15810	27770	27770	27770	50060
Bldg 35%	21960	28870	28870	28870	28870
Totl 35%	37770t	56640t	56640t	56640t	78930t
Hmstd35%	23940	31880	31880	31880	
Owner Oc	23.56	29.54	29.52	28.84	hmstd 6300 l 25580 b
Hmstd RB					
Net Tax	1505.32	2105.62	2126.92	2060.78	
Cauv Sav	1160.12	840.28	848.64	822.32	
Sp-Asmnt	26.57	26.57	26.57	26.57	

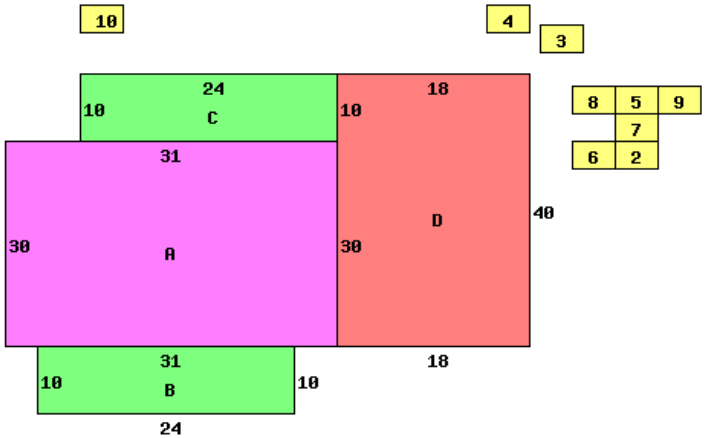
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	B	M		930		a	*MAIN
	OMP	P		240	8400	b	PORCH
	PAT	P		240	720	c	PORCH
2 F	F/C	A		720		d	ADDTN

#: 12 L/W
321300120000 12.567A

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
201	2	2016-06-07	ROELL DENNIS & ABIGAIL	2WD		125000	88230	59970
523	2	2015-10-07	MCCARREN JONATHAN M & BAR	2TD		127840	88230	59970
451	2	1998-10-15	KEYS WILBUR J & MARGARET	2AF	*	0	30430	28030
43	2	1996-01-31	KEYS WILBUR J & MARGARET	2QC	*	0	26110	27710

Year	Land	Bldg	Total	Net Tax
2021	15810	21960	37770	1546.48
2020	15810	21960	37770	1445.88

p r o j e c t		ben acres / % factor
548 SOUTHFORK MAINT - LOGAN CO	XA/2021	
500 HARDIN COUNTY LANDFILL	XA/2025	
458 LIGGETT DITCH - LOGAN CO.	XA/2025	



21725 CR 115 43310

Occupancy 1 Single Family

Story Height 2

Floor Level			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	BRICK	1650	139330
	Full Upper	BRICK	1650	83570
	Basement		930	17360
	Subtotal			240260
Slate	Roof	MANSARD		

B 1 2 U A

Plaster/Drywall	X X	Fireplaces	2000
Unfinished Wall	X	Plumbing	1400
Floor/Carpet	X X	Extra Features	9120
Floor/Tile-Lino	X X	Total Value	252780
Number of Rooms	2 3 3		
Bedrooms	3	PUB ELECTRIC	
		PRIV WATER	
Fireplace		PRIV SEWER	
Openings	1		
Stacks	1	Neighborhood:	
Central Heat	A	Code:	3100
FORCED AIR		Dwl/Gar/NC%	1.1800
Plumbing			
Standard	1		
Extra 2 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	2 B B			3300		C	OLD/FR	252780	.65	.30	73080
2	Flat Barn			30X32	960		D	OLD/PR	9220	.80	.50	920
3	Silo	*NV	0	14X35	490			OLD/VP	0			0
4	Grain Bin	*PP	0	15X12	180			OLD/FR	0			0
5	Pole Build			36X60	2160		C	1969PR	25920	.75		6480
6	Lean-To	*SV	0	16X33	400			OLD/PR	500			500
7	Lean-To	*SV	0	26X32	832			1969A	500			500
8	Lean-To	*SV	1	100X20	2000			OLD/PR	500			500
9	Lean-To	*SV		24X24	576			OLD/PR	500			500
10	Pool	*PP			0			2017AV	0			0

Tab #	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-	8.5347	6030	51460	2660	22700
C 2	BOB	BLOUNT SILT LOAM, 2	2.0135	5770	11620	2360	4750
C 28	MO	MONTGOMERY SILTY CL	.5004	5880	2940	3000	1500
C 39	PM	PEWAMO SILTY CLAY L	9.0945	6490	59020	3560	32380
671	HSITE	HOMESITE	1.0000	18000	18000	18000	18000
980	ROAD	ROAD	.9739				
			22.117		143040	(100%)	79330
					50060	(35%)	27770

CAUV # 4104

Call Back: Sign: PSN Date: 2014-10-28 Lister: 32-130011.0000-v082020R