

MCDONALD TWP
BENJAMIN LOGAN SD

00310

Hardin County, Ohio
Michael T. Bacon, Auditor

32-130011.0000
B24

AGR
2025

sale

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

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				

Tax Year	2022	2023	2024	2025	
Prop Cls	111	111	111	111	CAMA
Acres	22.1170	22.1170	22.1170	22.1170	111
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	

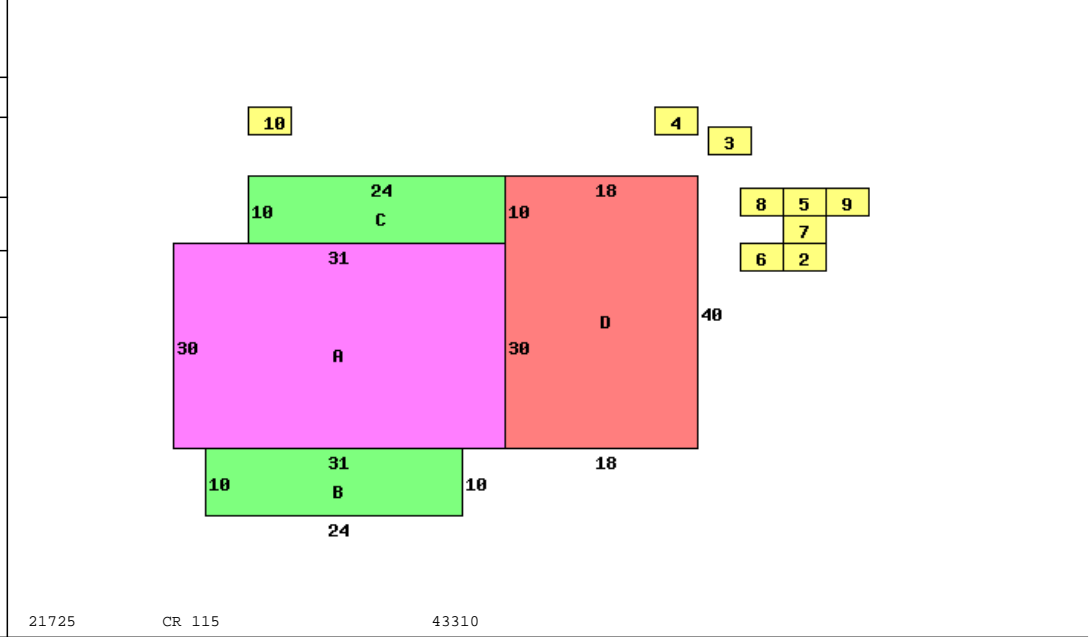
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	B	M		930	8400	a	*MAIN
	OMP	P		240	720	b	PORCH
	PAT	P		240		c	PORCH
2 F	F/C	A		720		d	ADDTN

#: 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

project	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		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	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	Neighborhood:	
Stacks	1		
Central Heat	A	Dwl/Gar/NC%	3100
FORCED AIR			1.1800
Plumbing			
Standard	1		
Extra 2 Fixture	1		

Bldg Type	SHB+Cons	DixHt	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	CAUV # 4104
	50060	(35%)	27770	