MCDONALD TWP
BENJAMIN LOGAN SD 00310

Hardin County, Ohio
Michael T. Bacon, Auditor

32-130011.0000 AGR
B24 2026

sale

2023 ROELL DENNIS & ABIGAI	2016-06-07	
2024 ROELL DENNIS & ABIGAI	2016-06-07	
2025 ROELL DENNIS & ABIGAI	2016-06-07	
2026 ROELL DENNIS & ABIGAIL	2016-06-07 14032	22.117A
21725 CR 115	2WD	
	$125,000	

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	22.1170	22.1170	22.1170	22.1170	22.1170			
Land100%	143030	143030	143030	143030		143030	207400	207390
Bldg100%	82490	82490	82490	82490		82490	105400	105390
Totl100%	225510t	225510t	225510t	225510t		225510t	312800t	312780t
Cauv100%	79340	79340	79340	79340		143030	207400	85180
Tax Value:								
Land 35%	27770	27770	27770	27770		27770	29810	72590
Bldg 35%	28870	28870	28870	28870		28870	36890	36890
Totl 35%	56640t	56640t	56640t	56640t		56640t	66700t	109470t
Hmstd35%	31880	31880	31880	31880		31880	42740	
Owner Oc	29.54	29.52	28.84	28.84	28.84	hmstd 6300 l	25580 b	
Hmstd RB								
Net Tax	2105.62	2126.92	2060.78	2060.78	2060.78			
Cauv Sav	1160.12	840.28	848.64	822.32				
Sp-Asmnt	26.57	26.57	26.57	26.57				

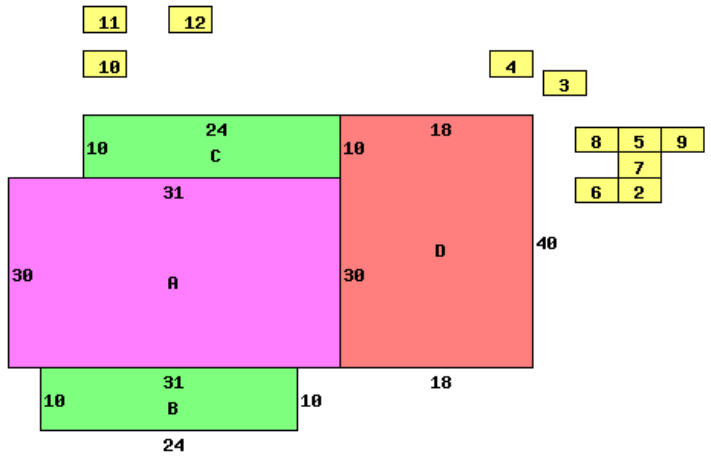
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	B	M		930		a	*MAIN
	OMP	P		240	8400	b	PORCH
	PAT	P		240	720	c	PORCH
2 F	F/C	A		720		d	ADDTN

#: 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
2022	15810	21960	37770	1505.32
2021	15810	21960	37770	1546.48

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

			Sq-Ft	Value
Story Height 2				
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		
Unfinished Wall	X				
Floor/Carpet		X	X		
Floor/Tile-Lino		X	X		
Number of Rooms	2	3	3		
Bedrooms			3		
Fireplace					
Openings	1				
Stacks	1				
Central Heat	A				
FORCED AIR					
Plumbing					
Standard	1				
Extra 2 Fixture	1				

Fireplaces	2000
Plumbing	1400
Extra Features	9120
Total Value	252780
PUB ELECTRIC	
PRIV WATER	
PRIV SEWER	
Neighborhood:	
Code:	3100
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	2 B B			3300		C	OLD/FR	252780	.65	.30	95990
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
11	Shed	*NV		10X14	140			2023AV	0			0
12	Shed	*NV		10X14	140			2023AV	0			0

Tab #		S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-	8.5347	8740	74590	2550	21760
C 2	BOB	BLOUNT SILT LOAM, 2	2.0135	8370	16850	2230	4490
C 28	MO	MONTGOMERY SILTY CL	.5004	8530	4270	2890	1450
C 39	PM	PEWAMO SILTY CLAY L	9.0945	9410	85580	3450	31380
671	HSITE	HOMESITE	1.0000	26100	26100	26100	26100
980	ROAD	ROAD	.9739				
			22.117		207390	(100%)	85180
					72590	(35%)	29810

CAUV # 4104

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

32-130011.0000-v082020R