

MCDONALD TWP
BENJAMIN LOGAN SD

00310

Hardin County, Ohio
Michael T. Bacon, Auditor

32-130015.0000
B21

AGR
2025

sale

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

2022 MCCLURE RUSSELL L ETA	2021-07-26		
2023 MCCLURE RUSSELL L & S	2022-07-22		
2024 MCCLURE RUSSELL L & S	2022-07-22		
2025 MCCLURE RUSSELL L & SHE 8248 TR 220	2022-07-22 14032 31.44A		
	2CT		
BELLE CENTER OH 43310	\$0		

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	31.4500	31.4500	31.4500	31.4400	
Land100%	171460	191600	191600	191600	191610
Bldg100%	74170	96910	96910	96910	96900
Totl100%	245630t	288510t	288510t	288510t	288510t
Cauv100%	52370	97770	97770		97780

2026 JCURTIS PROPERTIES LLC	2025-02-07		
8248 TR 220	2WD		
BELLE CENTER OH 43310			

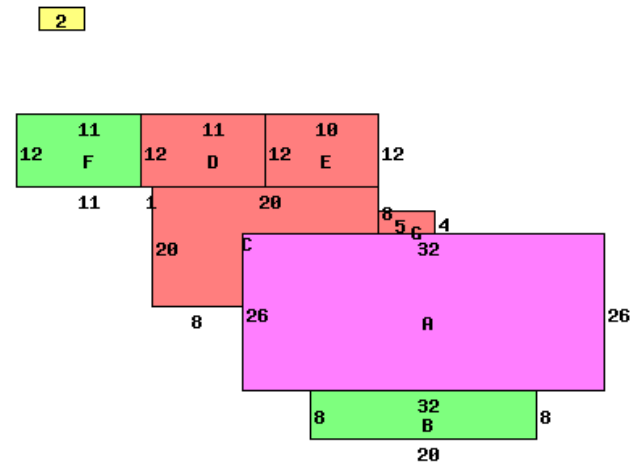
Tax Value:					
Land 35%	18330	34220	34220	34220	67060
Bldg 35%	25960	33920	33920	33920	33920
Totl 35%	44290t	68140t	68140t	68140t	100980t
Hmstd35%	26310	34360	34360	34360	
Owner Oc	25.90	31.84	31.82	31.10	
Hmstd RB	345.60	337.14	364.08	365.26	
Net Tax	1421.30	2199.72	2198.36	2117.52	
Cauv Sav	1687.16	1237.98	1250.32	1211.56	
Sp-Asmnt	18.00	18.00	18.00	18.00	

SHB+ 1HB	CONS F	TYPE M	FACT	SQ-FT 832	VALUE 4800	a	*MAIN
1	OFFP	P		160		b	PORCH
1	F/C	A		256		c	ADDTN
1	F/C	A		132		d	ADDTN
1	OFFP	P		132	3960	e	ADDTN
1 B	F	A		20		f	PORCH
						g	ADDTN

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
23	2	2025-02-07	JCURTIS PROPERTIES LLC	2WD	1500000	191600	96910
320	2	2022-07-22	MCCLURE RUSSELL L & SHEIL	2CT *	0	171460	74170
319	2	2022-07-22	MCCLURE RUSSELL L & SHEIL	2AF *	0	171460	74170
320	2	2021-07-26	MCCLURE RUSSELL L ETAL	2CT *	0	171460	74170
359	2	2016-08-18	MCCLURE JAMES R & SHEILA	2WD *	0	123940	53260

Year	Land	Bldg	Total	Net Tax
2021	18330	25960	44290	1460.16
2020	18330	25960	44290	1365.50

Project		ben acres		/ % factor	
500	HARDIN COUNTY LANDFILL			XA/2025	
548	SOUTHFORK MAINT - LOGAN CO			XA/2021	



8248 TR 220 43310

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1H	Sq-Ft	Value
Floor Level	Main	FRAME	1360 108170
	Part Upper	FRAME	832 36440
	Basement		436 8380
	Subtotal		152990
Metal	Roof	GABLE	
Plaster/Drywall	X X	Air Conditioning	3880
Unfinished Wall	X	Plumbing	2100
Floor/Carpet	X X	Extra Features	8760
Floor/Tile-Lino	X X	Total Value	167730
Number of Rooms	2 6 3		
Bedrooms	2 2	PUB ELECTRIC	
Central Heat	A	PRIV WATER	
FORCED AIR		PRIV SEWER	
Central A/C	A	Neighborhood:	
Plumbing		Code:	3100
Standard	1	Dwl/Gar/NC%	1.1800
Extra 3 Fixture	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1HB F		2192		C-	OLD/AV		150960	.55		80160
2 Shed		18X32	576		D	OLD/PR		5530	.75		1380
3 Pole Build		50X80	4000		C	1978GD		38400	.60		15360 1 SIDE OPN
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv					
C 1	BOA BLOUNT SILT LOAM 0-	5.1215	6030	30880	2660	13620					
C 2	BOB BLOUNT SILT LOAM, 2	3.1370	5770	18100	2360	7400					
C 14	GWB GLYNWOOD SILT LOAM	7.8984	5400	42650	1750	13820					
C 29	MP MNTGMRY SLTY CLY LO	.1288	5880	760	3000	390					
C 39	PM PEWAMO SILTY CLAY L	12.5140	6490	81220	3560	44550					
671	HSITE HOMESITE	1.0000	18000	18000	18000	18000					
980	ROAD ROAD	1.6403									
		31.44						191610 (100%)			97780 CAUV # 4684
								67060 (35%)			34220