MCDONALD TWP
BENJAMIN LOGAN SD 00310

Hardin County, Ohio
Michael T. Bacon, Auditor

32-140009.0000 RES
K85 2026

sale

2023	SPENCER MYRON L & SHE	2020-04-10		
2024	SPENCER MYRON L & SHE	2020-04-10		
2025	SPENCER MYRON L & SHE	2020-04-10		
2026	SPENCER MYRON L & SHERY	2020-04-10	12181	2.001
	6348 TR 210	1SD		
		$0		
	BELLE CENTER OH 43310			

2028	SPENCER SHERYL L	2026-01-15		
	6348 TR 210			
	BELLE CENTER OH 43310			

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

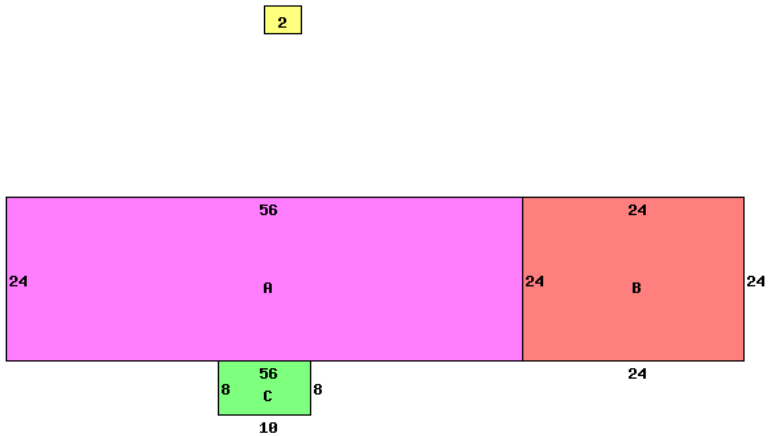
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	2.0010	2.0010	2.0010	2.0010	2.0010			
Land100%	23000	23000	23000	23000		23000	25710	25710
Bldg100%	105690	105690	105690	105690		105690	138200	138210
Totl100%	128690t	128690t	128690t	128690t		128690t	163910t	163920t
Cauv100%								
Tax Value:								
Land 35%	8050	8050	8050	8050		8050	9000	9000
Bldg 35%	36990	36990	36990	36990		36990	48370	48370
Totl 35%	45040t	45040t	45040t	45040t		45040t	57370t	57370t
Hmstd35%	42610	42610	42610	42610		42610	54940	
Owner Oc	39.50	39.46	38.56	38.56	38.56	hmstd 6300 l	36310 b	
Hmstd RB								
Net Tax	1658.40	1675.34	1623.10	1623.10	1623.10			
Sp-Asmnt	21.00	21.00	21.00	21.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1344		a	*MAIN
1	F	A		576		b	ADDTN
	DK	P		80	1200	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
19	1	2026-01-15	SPENCER SHERYL L	*	0	23000	105690
157	1	2020-04-10	SPENCER MYRON L & SHERYL	1SD *	0	25660	83510

Year	Land	Bldg	Total	Net Tax
2022	5460	33320	38780	1532.62
2021	5460	33320	38780	1574.78

project		ben acres	/ %	factor
500 HARDIN COUNTY LANDFILL	XA/2025			
323 LOWERY - LITTLE MIAMI	XA/2025			



6348 TR 210 43310

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1920	134230
	Subtotal			134230
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Fireplaces	2000
Floor/Carpet	X	Plumbing	2100
Floor/Tile-Lino	X	Extra Features	1200
Number of Rooms	7	Total Value	139530
Bedrooms	3		
		PUB ELECTRIC	
Fireplace		PRIV WATER	
Openings	1	PRIV SEWER	
Stacks	1	PUB PAVED ST/RD	
Central Heat	A		
ELECTRIC		Neighborhood:	
Plumbing		Code:	3100
Standard	1	Dwl/Gar/NC%	1.5500
Extra 3 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	1 F/C		1920		C-	1980AV	125580	.30		136250
2	Shed		10X24	240		D	2020AV	2300	.15		1960

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	1.0010				5000	5000	5010	5010

Call Back: Sign: PSN Date: 2014-10-30 Lister: