

MCDONALD TWP
BENJAMIN LOGAN SD

00310

Hardin County, Ohio
Michael T. Bacon, Auditor

32-170045.0000
K16.01

RES
2023

sale

2021 REED JOHN E & SHERYL
2022 REED FARMS & HOLDINGS
2023 REED FARMS & HOLDINGS L
21445 CR 65
BELLE CENTER OH 43310

2021-11-29
2021-11-29 12181-14159 .857A
5WD
\$0 10.0-07-17-045

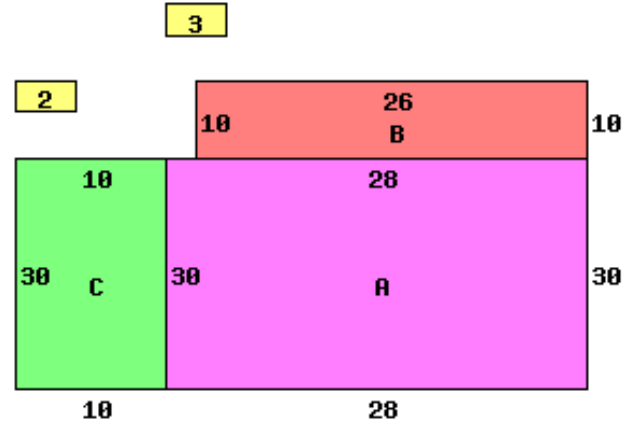
Orig Tax Year 2022
Parent: 32-170015.0000

Eff Rate:-	45.55	44.42	41.40	a/r
Tax Year	2021	2022	2023	
Prop Cls	511	511	511	CAMA
Acres		.8570	.8570	511
Land100%	11970	11970	17110	17100
Bldg100%	75000	75000	91600	91590
Totl100%	86970t	86970t	108710t	108690t
Cauv100%				
Tax Value:				
Land 35%	4190	4190	5990	5990
Bldg 35%	26250	26250	32060	32060
Totl 35%	30440t	30440t	38050t	38040t
Hmstd35%				
Owner Oc				
Hmstd RB				
Net Tax	1265.56	1232.18	1434.40	
Sp-Asmnt	18.00	18.00	18.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	F/C	M		840			ADDN
1	F/C	A		260			PORCH
	OFF	P		300	9000		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
530	5	2021-11-29	REED FARMS & HOLDINGS LLC	5WD *	0	0	0

project
500 HARDIN COUNTY LANDFILL XA/2023 ben acres / % factor



21445 CR 65 45810

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 2	Sq-Ft	Value
Floor Level	1100	105820
Main	Full Upper	840
FRAME	FRAME	59620
	Subtotal	165440
Shingle	Roof	HIP
B 1 2 U A		
Plaster/Drywall	X X	Heating -2340
Floor/Hardwood	X	Extra Features 9000
Floor/Pine	X	Total Value 172100
Floor/Carpet	X	
Number of Rooms	4 3	
Bedrooms	1 3	Neighborhood:
Plumbing		Code: 3100
Standard	1	Dwl/Gar/NC% 1.1800

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 F/C		1940		C	OLD/AV	172100	.55		91390
2 Shed	*NV	10X10	100			OLD/	0			0
3 Shed	*SV	12X16	192		C	OLD/PR	200			200
homesite	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value		
	.8570				18000	18000	17100	17100		