MCDONALD TWP
BENJAMIN LOGAN SD 00310

Hardin County, Ohio
Michael T. Bacon, Auditor

32-170045.0000 RES
K16.01 2026

sale

2023 REED FARMS & HOLDINGS	2021-11-29	
2024 REED FARMS & HOLDINGS	2021-11-29	
2025 REED FARMS & HOLDINGS	2021-11-29	
2026 REED FARMS & HOLDINGS L	2021-11-29 12181-14159	.857A
21445 CR 65	5WD	
	$0	
BELLE CENTER OH 43310		

Orig Tax Year 2022
Parent: 32-170015.0000

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

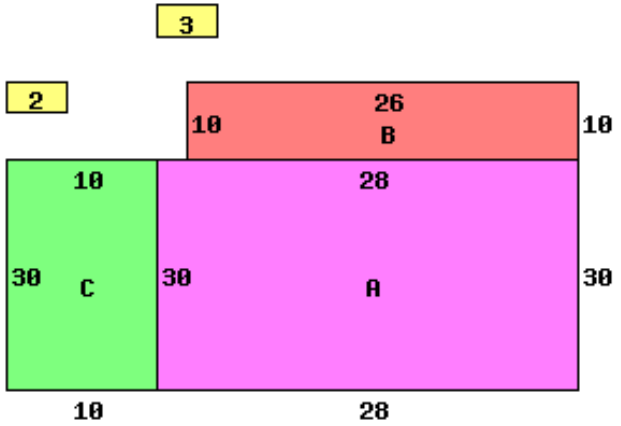
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	.8570	.8570	.8570	.8570	.8570			
Land100%	17110	17110	17110	17110		17110	19660	19670
Bldg100%	91600	91600	91600	91600		91600	120230	120240
Totl100%	108710t	108710t	108710t	108710t		108710t	139890t	139910t
Cauv100%								
Tax Value:								
Land 35%	5990	5990	5990	5990		5990	6880	6880
Bldg 35%	32060	32060	32060	32060		32060	42080	42080
Totl 35%	38050t	38050t	38050t	38050t		38050t	48960t	48970t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1434.40	1448.66	1403.78	1403.78	1403.78			
Sp-Asmnt	18.00	18.00	18.00	18.00				

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

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

Year	Land	Bldg	Total	Net Tax
2022	4190	26250	30440	1232.18
2021	4190	26250	30440	1265.56

project		ben acres	/ %	factor
500 HARDIN COUNTY LANDFILL	XA/2025			



21445 CR 65 45810

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1100	105820
	Full Upper	FRAME	840	59620
	Subtotal			165440
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall	X	X	
Floor/Hardwood		X	
Floor/Pine	X		
Floor/Carpet	X		
Number of Rooms	4	3	
Bedrooms	1	3	
Plumbing			
Standard	1		

Heating	-2340
Extra Features	9000
Total Value	172100
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 F/C		1940		C	OLD/AV	172100	.55		120040
2	Shed	*NV	10X10	100			OLD/	0			0
3	Shed	*SV	12X16	192		C	OLD/PR	200			200

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	.8570				20700	20700	19670	19670