

MCDONALD TWP  
BENJAMIN LOGAN SD

00310

Hardin County, Ohio  
Michael T. Bacon, Auditor

32-190021.0000  
A81

AGR  
2025

sale

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

2022 REED FARMS & HOLDINGS	2021-11-29		
2023 REED FARMS & HOLDINGS	2021-11-29		
2024 REED FARMS & HOLDINGS	2021-11-29		
2025 REED FARMS & HOLDINGS L	2021-11-29	10050	46.08A
16925 CR 75		5WD	
BELLE CENTER OH 43310		\$0	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	46.0800	46.0800	46.0800	46.0800	292390
Land100%	263710	292400	292400	292400	75200
Bldg100%	66690	75200	75200	75200	367590t
Totl100%	330400t	367600t	367600t	367600t	155590
Cauv100%	86310	155600	155600	155600	

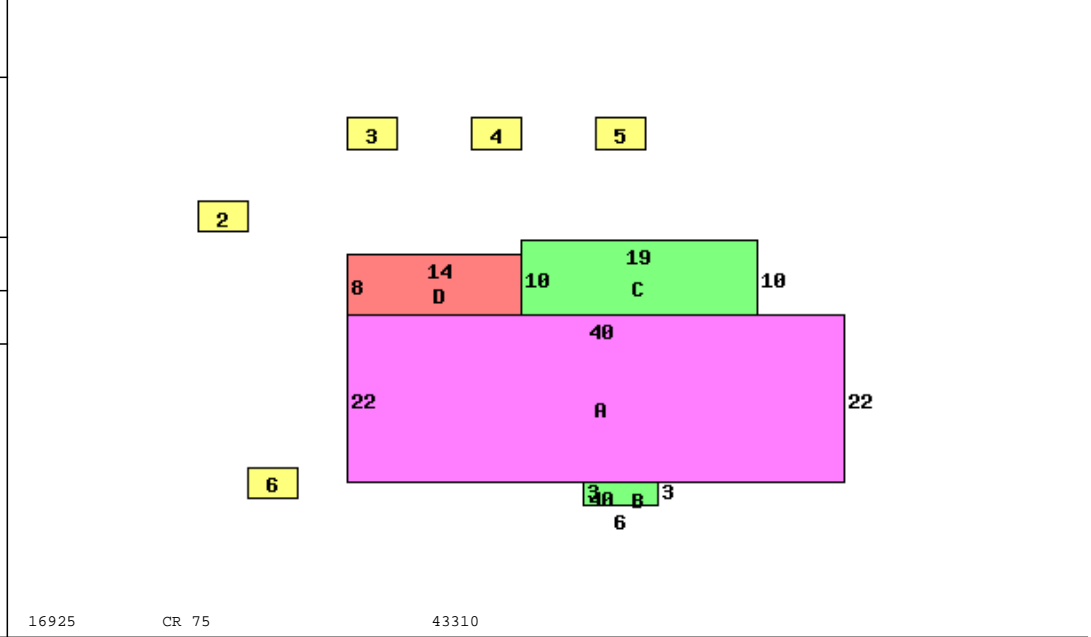
Tax Value:					
Land 35%	30210	54460	54460	54460	102340
Bldg 35%	23340	26320	26320	26320	26320
Totl 35%	53550t	80780t	80780t	80780t	128660t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	2167.64	3045.20	3075.52	2980.20	
Cauv Sav	2513.30	1804.94	1822.94	1766.44	
Sp-Asmnt	85.78	85.78	85.78	85.78	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 BQ	F	M		880		a	*MAIN
	STP	P		18	70	b	PORCH
	EFP	P		190	7600	c	PORCH
	F/C	A		112		d	ADDTN

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
530	5	2021-11-29	REED FARMS & HOLDINGS LLC	5WD *	0	263710	66690
615	1	2013-12-26	REED JOHN E & SHERYL D	1WD *	430000	154090	50890
68	1	2013-02-20	BARNES CAROLYN K ETAL	1QC *	0	154090	50890
453	1	2011-11-07	BARNES CAROLYN K ETAL	1QC *	0	154090	50890
452	1	2011-11-07	MARKLEY FREDERICK E	1QC *	0	154090	50890
381	2	2011-09-22	BARNES CAROLYN E ETAL	2CT *	0	114740	71660
149	1	2000-03-15	BARNES JAMES W ETAL	1WD	142500	77630	58660
159	1	1999-04-20	BELL RONALD L & JUDITH E	1UN *	0	60340	51970
11	1	1999-01-08	BELL REVOC LIVING TRUST	1QC *	0	60340	51970
369	1	1998-08-21	BELL RONALD L & JUDITH	1QC *	0	60340	51970

Year	Land	Bldg	Total	Net Tax
2021	30210	23340	53550	2226.38
2020	30210	23340	53550	2084.08

project	ben acres	/ %	factor
227 REED #979 - LITTLE MIAMI			
500 HARDIN COUNTY LANDFILL			



16925 CR 75 43310

Occupancy	1 Single Family	*DWELLING COMPUTATIONS	Sq-Ft	Value
Story Height	1Q			
Floor Level	Main	FRAME	992	104140
	Qtr Story	FRAME	880	14070
	Basement		220	4510
	Subtotal			122720
Shingle	Roof	GABLE		
	B 1 2 U A			
Plaster/Drywall	X	220 sq ft	Basement Finish	2630
Panelled Wall	X X		Air Conditioning	3330
Floor/Hardwood	X X		Plumbing	700
Floor/Carpet	X		Extra Features	7670
Floor/Concrete	X		Total Value	137050
Floor/Tile-Lino	X			
Number of Rooms	1 4 3		PUB ELECTRIC	
Bedrooms	1 3		PRIV WATER	
			PRIV SEWER	
Central Heat	A		Neighborhood:	
FORCED AIR			Code:	3100
Central A/C	A		Dwl/Gar/NC%	1.1800
Plumbing				
Standard	1			
Extra Fixture	1			

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 BQF		1212		C-	1900AV		123350	.55		65500
2 Flat Barn		44X72	3168		D	1968FR		30410	.80	.50	3040
3 Crib/Grana	*NV	0 18X16	288			1975		0			0
4 Crib/Grana	*NV	0 10X18	180			1977		0			0
5 Grain Bin	*PP	0 12X14	168		C	1977AV		0			0
6 Garage		24X28	672		C	1980AV		16130	.65		6660

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	2.5000	6030	15080	2660	6650
C 2	BOB BLOUNT SILT LOAM, 2	14.0300	5770	80950	2360	33110
C 39	PM PEWAMO SILTY CLAY L	27.4700	6490	178280	3560	97790
C 51	WSTL WASTE LAND	.7000	120	80	50	40
671	HSITE HOMESITE	1.0000	18000	18000	18000	18000
980	ROAD ROAD	.3800				
		46.08		292390	(100%)	155590
				102340	( 35%)	54460
						CAUV # 4461