MCDONALD TWP
BENJAMIN LOGAN SD 00310

Hardin County, Ohio
Michael T. Bacon, Auditor

32-200001.0000 AGR
I81 2026

sale

2023	FAUS SAMUEL L JR & EM	2019-01-03
2024	FAUS SAMUEL L JR & EM	2019-01-03
2025	FAUS SAMUEL L JR & EM	2019-01-03
2026	FAUS SAMUEL L JR & EMIL	2019-01-03 10035 61.00A
	16548 TR 65	1SD
		$406,000
	BELLE CENTER OH 43310	

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

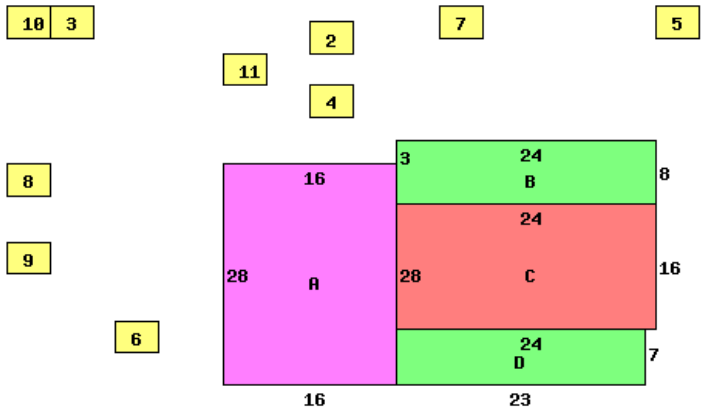
	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	111	111	111	111	0	111	111	111
Acres	61.0000	61.0000	61.0000	61.0000	61.0000			
Land100%	258230	258230	258230	258230		258230	374510	374500
Bldg100%	283910	283910	283910	283910		283910	308230	308230
Totl100%	542140t	542140t	542140t	542140t		542140t	682740t	682730t
Cauv100%	82110	82110	82110	82110		258230	374510	59410
Tax Value:								
Land 35%	28740	28740	28740	28740		28740	20790	131080
Bldg 35%	99370	99370	99370	99370		99370	107880	107880
Totl 35%	128110t	128110t	128110t	128110t		128110t	128670t	238960t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	4829.40	4877.50	4726.36	4726.36	4726.36			
Cauv Sav	2763.88	2323.66	2346.80	2274.06				
Sp-Asmnt	279.10	376.76	376.76	376.76				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	F/C	M		448		a	*MAIN
	EFP	P		192	7680	b	PORCH
1 B	F	A		384		c	ADDTN
	OFP	P		161	4830	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
3	1	2019-01-03	FAUS SAMUEL L JR & EMILY	1SD		406000	231890	210200
258	1	1989-04-06		1UN	*	0	0	74630
1051	0	1986-12-19			*	0	0	100710

Year	Land	Bldg	Total	Net Tax
2022	13090	77660	90750	3673.44
2021	13090	77660	90750	3772.98

project			ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2025			
135	BADER #888 SCIOTO RIVER MCDO	XA/2025			
177	RITTER #975 SCIOTO RIVER MCD	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			



16548 TR 65 43310

Occupancy 1 Single Family *DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	832	98580
	Full Upper	FRAME	448	40160
	Basement		96	2350
	Subtotal			141090
Metal	Roof	GABLE		

	B 1 2 U A		
Plaster/Drywall	X X	Air Conditioning	840
Unfinished Wall	X	Extra Features	12510
Floor/Pine	X X	Total Value	154440
Floor/Tile-Lino	X		
Number of Rooms	1 3 2	PUB ELECTRIC	
Bedrooms	2	PRIV WATER	
		PRIV SEWER	
Central Heat	A	PUB PAVED ST/RD	
FORCED AIR		Topo: ROLLING	
Central A/C	A		
Plumbing		Neighborhood:	
Standard	1	Code:	3100
		Dwl/Gar/NC%	1.5500

	Bldg Type	SHB+	Cons	F/C	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value	
1	DWELLING	2		F/C		1280		C-	OLD/FR	139000	.65		75410	
2	Shed	*SV	0		26X32	832			OLD/AV	700			700	
3	Shed		M 0		40X64	2560		C	1999AV	37120	.55		16700	CONCRET FL
4	Poultry Ho	*SV	0		14X28	392			OLD/FR	400			400	
5	Pole Build				45X65	2925		D	2009AV	14040	.40		8420	ALL SD OPN
6	Garage				36X36	1296		C	2007AV	31100	.45		26510	
7	Pole Build		M 0		45X90	4050		C	1978FR	48600	.70		14580	
8	Grain Bin	*PP			10X8	80		C	1950FR	0			0	
9	Grain Bin	*PP			10X8	80		C	1950FR	0			0	
10	CATTLE BRN		2		224X80	17920		C	2013AV	215040	.30		150530	
11	Pole Build				30X64	1920		C	2011AV	23040	.35		14980	

Tab	#	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	2	BOB	BLOUNT SILT LOAM, 2	5.9975	8370	50200	2230	13370
P	11	FPC2	FOX CLAY LOAM,6-12%	2.0606	6340	13060	230	470
C	14	GWB	GLYNWOOD SILT LOAM	4.4255	7830	34650	1630	7210
C	16	GYC2	GLYNWOOD CLAY LOAM	1.1933	6890	8220	870	1040
C	30	MRD2	MORLEY CLAY LOAM 12	.6625	6770	4490	630	420
C	31	MSC2	MORLEY-BELMORE CMPL	3.4996	6670	23340	600	2100
C	51	WSTL	WASTE LAND	4.0000	170	680	50	200
W	14	GWB	GLYNWOOD SILT LOAM	2.9335	4100	12030	230	680
W	16	GYC2	GLYNWOOD CLAY LOAM	9.0603	2120	19210	230	2080
W	26	MF	MILFORD SILTY CLAY	2.2174	8320	18450	230	510
	671	HSITE	HOMESITE	1.0000	26100	26100	26100	26100
	980	ROAD	ROAD	1.2436				
P	2	BOB	BLOUNT SILT LOAM, 2	.1976	8370	1650	230	50
P	14	GWB	GLYNWOOD SILT LOAM	8.0417	7830	62970	230	1850
P	16	GYC2	GLYNWOOD CLAY LOAM	12.6562	6890	87200	230	2910
P	30	MRD2	MORLEY CLAY LOAM 12	.7624	6770	5160	230	180
P	31	MSC2	MORLEY-BELMORE CMPL	.0483	6670	320	230	10
P	30	MRD2	MORLEY CLAY LOAM 12	1.0000	6770	6770	230	230
				61		374500	(100%)	59410
						131080	(35%)	20790

CAUV # 4242