MCDONALD TWP
BENJAMIN LOGAN SD 00310

Hardin County, Ohio
Michael T. Bacon, Auditor

32-200008.0000 RES
A02 2025

sale

2022 HAWES TIM C	2004-06-01	
2023 HAWES TIM C	2004-06-01	
2024 HAWES TIM C	2004-06-01	
2025 HAWES TIM C	2004-06-01 10035	10.00A
6204 SR 67	1WD	
	$100,000	
KENTON OH 43326		

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

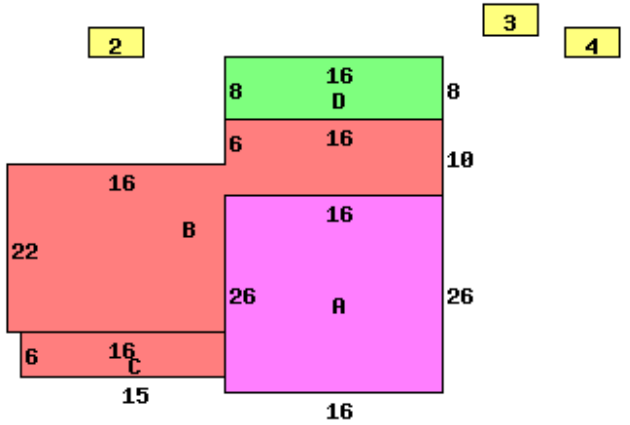
	2022	2023	2024	2025	
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	10.0000	10.0000	10.0000	10.0000	
Land100%	27400	42630	42630	42630	42620
Bldg100%	72110	64290	64290	64290	64290
Totl100%	99510t	106910t	106910t	106910t	106910t
Cauv100%					
Tax Value:					
Land 35%	9590	14920	14920	14920	14920
Bldg 35%	25240	22500	22500	22500	22500
Totl 35%	34830t	37420t	37420t	37420t	37420t
Hmstd35%	29370	28520	28520	28520	
Owner Oc	28.92	26.44	26.40	25.80	hmstd 6300 l 22220 b
Hmstd RB					
Net Tax	1380.94	1384.18	1398.28	1354.74	
Sp-Asmnt	29.64	29.64	48.72	52.24	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		416		a	*MAIN
1	F/C	A		512		b	ADDTN
1	F	A		90		c	ADDTN
	EFP	P		128	5120	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
307	1	2004-06-01	HAWES TIM C	1WD	100000	23490	42090
180	1	1998-03-06	LEMASTER JEFFREY C & KAR	1WD	77000	13600	26800
565	1	1997-09-17	SCHRABER JACOB N & AMBER	1WD	63000	13600	26800
1145	1	1993-11-18	COLEMAN GARY A & DIANNA	1WD	32000	0	40510

Year	Land	Bldg	Total	Net Tax
2021	9590	25240	34830	1418.86
2020	9590	25240	34830	1326.00

project			ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2025			
135	BADER #888 SCIOTO RIVER MCDO	XA/2025			
227	REED #979 - LITTLE MIAMI	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			
299	HESS #1056 - LITTLE MIAMI	XA/2025			



6204 SR 67 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1018	102460
	Part Upper	FRAME	416	22960
	Basement		104	2300
	Subtotal			127720
Metal	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		P	P		
Unfinished Wall	X				
Floor/Pine		X	X		
Floor/Tile-Lino		X	X		
Number of Rooms	1	5	2		
Bedrooms		1	2		
Central Heat		A			
HOT WATER					
Plumbing					
Standard	1				

Extra Features	5120
Total Value	132840
PUB ELECTRIC	
PUB GAS	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Neighborhood:	
Code:	3100
Dwl/Gar/NC%	1.1800

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1HB F		1434		C-	1950AV	119560	.55		63490
2	Shed	*NV 0	8X8	64			OLD/	0			0
3	Poultry Ho	*SV	14X32	448			OLD/	400			400
4	Poultry Ho	*SV 0	24X20	480			1960FR	400			400

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				18000	18000	18000	18000
small acreage	8.7000				5000	2830	24620	24620
road	.3000							

Call Back: Sign: PSN Date: 2014-10-31 Lister: 32-200008.0000-v082020R