

MCDONALD TWP  
BENJAMIN LOGAN SD

00310

Hardin County, Ohio  
Michael T. Bacon, Auditor

32-200020.0000  
A58

RES  
2025

sale

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

2022 KROCK FARMS LLC	2012-10-30				
2023 KROCK FARMS LLC	2012-10-30				
2024 KROCK FARMS LLC	2012-10-30				
2025 KROCK FARMS LLC	2012-10-30	11068	12198	1.365A	
15895 CR 75	1QC				
KENTON OH 43326	\$0				

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	1.3650	1.3650	1.3650	1.3650	
Land100%	13710	19830	19830	19830	19830
Bldg100%	189030	215690	215690	215690	215680
Totl100%	202740t	235510t	235510t	235510t	235510t
Cauvl00%	92400	92400	92400	92400	
Tax Value:					
Land 35%	4800	6940	6940	6940	6940
Bldg 35%	66160	75490	75490	75490	75490
Totl 35%	70960t	82430t	82430t	82430t	82430t
Hmstd35%	52610	58610	58610	58610	
Owner Oc	51.78	54.32	54.26	53.04	hmstd 6300 l 52310 b
Hmstd RB					
Net Tax	2820.58	3053.08	3084.08	2988.04	
Sp-Asmnt	37.02	37.02	65.36	71.36	

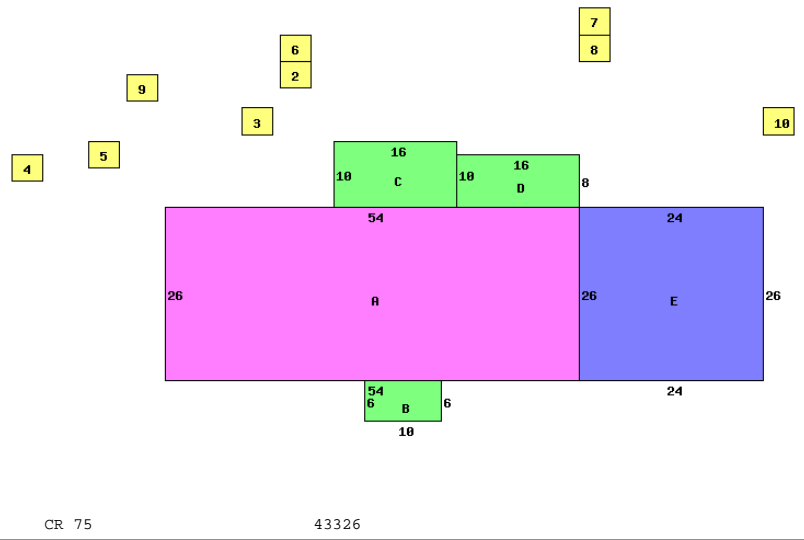
SHB+ 1 B	CONS F	TYPE M	FACT	SQ-FT 1404	VALUE 1800	a *MAIN
	OFF P			60	1800	b PORCH
	EFP P			160	6400	c PORCH
	DK F			128	1920	d PORCH
	F G			624	14960	e GRAGE

#: 24, L/W 322000240000 1.01a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
431	1	2012-10-30	KROCK FARMS LLC	1QC *	0	10910	144110
417	1	1989-05-26		1UN *	0	0	3310

Year	Land	Bldg	Total	Net Tax
2021	4800	57460	62260	2536.16
2020	4800	57460	62260	2370.16

Project	ben acres	%	factor
227 REED #979 - LITTLE MIAMI			XA/2025
902 MAIN DISTRICT CONSERVANCY			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025
299 HESS #1056 - LITTLE MIAMI			XA/2025



Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level	Main 1404	111000
	Basement 1404	25990
	Subtotal	136990
Shingle	Roof	GABLE
B 1 2 U A		
Plaster/Drywall	D	Air Conditioning 2460
Unfinished Wall	X	Plumbing 2100
Floor/Carpet	X	Garages and Carpports 14980
Floor/Concrete	X	Extra Features 10120
Floor/Tile-Lino	X	Total Value 166650
Number of Rooms	6	
Bedrooms	3	PUB ELECTRIC
Central Heat	A	PUB GAS
FORCED AIR		PRIV WATER
Heat Pump	A	PRIV SEWER
Central A/C	A	PUB PAVED ST/RD
Plumbing		Neighborhood:
Standard	1	Code: 3100
Extra 3 Fixture	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	1 B F	1404	1404		C	1996AV	166650	.24		149450
2 Pole Build		30X55	1650		D	1940AV	15840	.65		5540
3 Shed	*SV 0	10X16	160		C	1930FR	600			600
4 Grain Bin	*PP 0	28X18	504		C	1990AV	0			0
5 Grain Bin	*PP	14X13	182		C	1980AV	0			0
6 Lean-To		20X55	1100		D	2001AV	7040	.55		3170
7 Lean-To		16X30	480		C	2003AV	5040	.50		2520
8 Pole Build		50X70	3500		C	2003AV	42000	.50		21000
9 Grain Bin	*PP	30X16	480		C	1980AV	0			0
10 Pole Build		3274	3274		C	2020AV	39290	.15		33400
homesite	acres/ frontage	effective frontage	depth	actual factor	effective rate	extended value	true value			
small acreage	1.0000	18000	18000	5000	5000	18000	18000			
	.3650	5000	5000			1830	1830			

Call Back: Sign: PSN Date: 2014-10-31 Lister: 32-200020.0000-v082020R