MCDONALD TWP
BENJAMIN LOGAN SD 00310

Hardin County, Ohio
Michael T. Bacon, Auditor

32-200020.0000 RES
A58 2024

sale

2021	KROCK FARMS LLC	2012-10-30
2022	KROCK FARMS LLC	2012-10-30
2023	KROCK FARMS LLC	2012-10-30
2024	KROCK FARMS LLC	2012-10-30 11068 12198 1.365A
	15895 CR 75	1QC
		$0
	KENTON OH 43326	

Eff Rate: – 45.55 — 44.42 — 41.40 — 41.78 — a/r

Tax Year	2021	2022	2023	2024	CAMA
Prop Cls	511	511	511	511	511
Acres	1.3650	1.3650	1.3650	1.3650	
Land100%	13710	13710	19830	19830	19830
Bldg100%	164170	189030	215690	215690	215680
Totl100%	177890t	202740t	235510t	235510t	235510t
Cauv100%	92400	92400	92400	92400	
Tax Value:					
Land 35%	4800	4800	6940	6940	6940
Bldg 35%	57460	66160	75490	75490	75490
Totl 35%	62260t	70960t	82430t	82430t	82430t
Hmstd35%	52610	52610	58610	58610	
Owner Oc	52.34	51.78	54.32	54.26	hmstd 6300 l 52310 b
Hmstd RB					
Net Tax	2536.16	2820.58	3053.08	3084.08	
Sp-Asmnt	37.02	37.02	37.02	65.36	

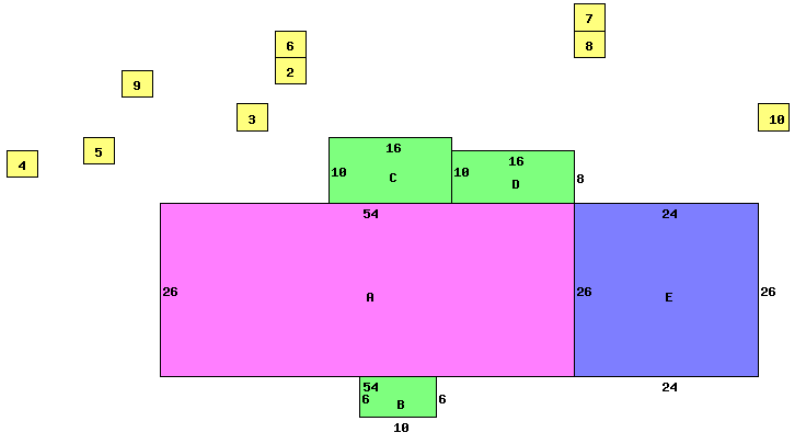
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1404		a	*MAIN
	OFP	P		60	1800	b	PORCH
	EFP	P		160	6400	c	PORCH
	DK	P		128	1920	d	PORCH
	F	G		624	14980	e	GRAGE

#: 24, L/W
322000240000 1.01a

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
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
2020	4800	57460	62260	2370.16
2019	4590	48690	53280	1983.40

p r o j e c t		ben acres / % factor
227 REED #979 - LITTLE MIAMI	XA/2024	
902 MAIN DISTRICT CONSERVANCY	XA/2024	
500 HARDIN COUNTY LANDFILL	XA/2024	



15895 CR 75 43326

Occupancy 1 Single Family

Story Height 1

Floor Level			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME	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 Carports	14980
Floor/Concrete	X	Extra Features	10120
Floor/Tile-Lino	X	Total Value	166650
Number of Rooms	6		
Bedrooms	3	PUB ELECTRIC	
		PUB GAS	
Central Heat	A	PRIV WATER	
FORCED AIR		PRIV SEWER	
Heat Pump	A	PUB PAVED ST/RD	
Central A/C	A		
Plumbing		Neighborhood:	
Standard	1	Code:	3100
Extra 3 Fixture	1	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	1 B F		1404		C	1996AV	166650	.24		149450	
2	Pole Build		30X55	1650		D	1940AV	15840	.65		5540	
3	Shed	*SV 0	10X16	160			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	CONCRET FL
8	Pole Build		50X70	3500		C	2003AV	42000	.50		21000	
9	Grain Bin	*PP	30X16	480		C	1980AV	0			0	
10	Pole Build			3274		C	2020AV	39290	.15		33400	

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				18000	18000	18000	18000
small acreage	.3650				5000	5000	1830	1830

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