

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

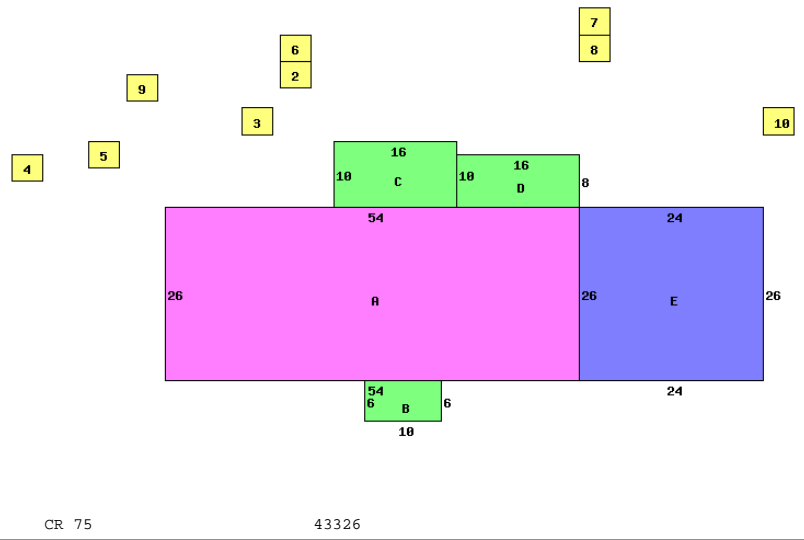
SHB+ 1 B	CONS F	TYPE M	FACT	SQ-FT 1404	VALUE 1800	a *MAIN
	OFF P			60	1800	b PORCH
	EFP P			160	6400	c PORCH
	DK F			128	1920	d PORCH
	F	G		624	14960	e GRAGE

#: 24, L/W 322000240000 1.01a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co: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
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



15895 CR 75 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1	Sq-Ft Value
Floor Level	
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 Carpports 14980
Floor/Concrete	X Extra Features 10120
Floor/Tile-Lino	X Total Value 166650
Number of Rooms	6
Bedrooms	3
Central Heat	A PUB ELECTRIC
FORCED AIR	A PUB GAS
Heat Pump	A PRIV WATER
Central A/C	A PRIV SEWER
Plumbing	A PUB PAVED ST/RD
Standard	1 Neighborhood: 3100
Extra 3 Fixture	1 Dwl/Gar/NC% 1.1800

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	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	1.0000			18000	18000	18000				
	.3650				5000	5000	1830				1830