MCDONALD TWP
BENJAMIN LOGAN SD 00310

Hardin County, Ohio
Michael T. Bacon, Auditor

32-200020.0000 RES
A58 2026

sale

2023 KROCK FARMS LLC	2012-10-30	
2024 KROCK FARMS LLC	2012-10-30	
2025 KROCK FARMS LLC	2012-10-30	
2026 KROCK FARMS LLC	2012-10-30 11068 12198	1.365A
15895 CR 75	1QC	
	$0	
KENTON OH 43326		

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	1.3650	1.3650	1.3650	1.3650	1.3650			
Land100%	19830	19830	19830	19830		92400	92400	22530
Bldg100%	215690	215690	215690	215690		215690	262540	262540
Totl100%	235510t	235510t	235510t	235510t		308090t	354940t	285070t
Cauv100%	92400	92400	92400	92400		92400	92400	
Tax Value:								
Land 35%	6940	6940	6940	6940		6940	7890	7890
Bldg 35%	75490	75490	75490	75490		75490	91890	91890
Totl 35%	82430t	82430t	82430t	82430t		82430t	99780t	99770t
Hmstd35%	58610	58610	58610	58610		58610	75960	
Owner Oc	54.32	54.26	53.04	53.04	53.04	hmstd 6300 l	52310 b	
Hmstd RB								
Net Tax	3053.08	3084.08	2988.04	2988.04	2988.04			
Sp-Asmnt	37.02	65.36	71.36	71.36				

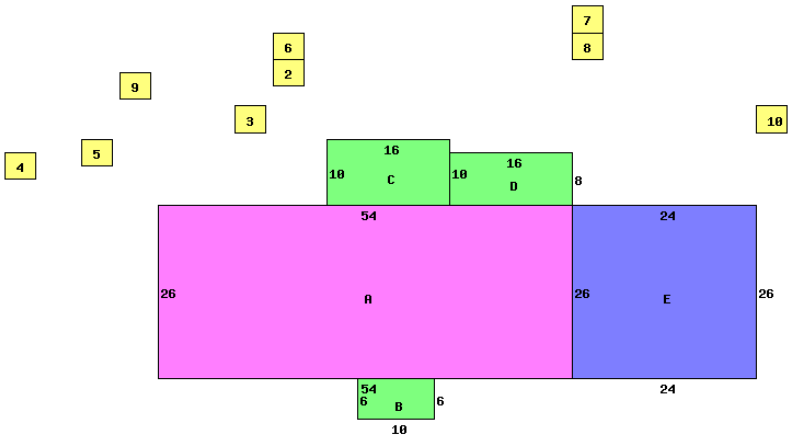
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1404		a	*MAIN
	OFP	P		60	1800	b	PORCH
	EFP	P		160	6400	c	PORCH
	DK	P		128	1920	d	PORCH
	F	G		624	14980	e	GRAGE

#: 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
2022	4800	66160	70960	2820.58
2021	4800	57460	62260	2536.16

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

			Sq-Ft	Value
Story Height 1				
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 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%	1.5500

	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		196310	
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				20700	20700	20700	20700
small acreage	.3650				5000	5000	1830	1830

Call Back: Sign: PSN Date: 2014-10-31 Lister:

32-200020.0000-v082020R