ROUNDHEAD TWP
UPPER SCIOTO SD 00360

Hardin County, Ohio
Michael T. Bacon, Auditor

37-030007.0000 AGR
F10 2025

sale

2022 DYER KENNETH B & GLOR
2023 DYER KENNETH B & GLOR
2024 DYER KENNETH B & GLOR
2025 DYER KENNETH B & GLORIA SW 1/4 SW 1/4 4 40.00A
12854 SR 235
$0
HARROD OH 45850

Eff Rate:- 45.43 — 41.39 — 40.07 — 40.02 — a/r

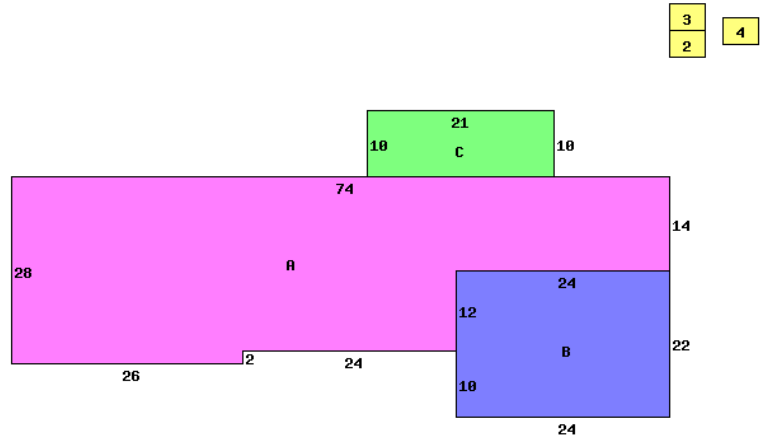
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	40.0000	40.0000	40.0000	40.0000	
Land100%	192690	211800	211800	211800	211810
Bldg100%	135770	150970	150970	150970	150980
Totl100%	328460t	362770t	362770t	362770t	362790t
Cauv100%	42000	84110	84110	84110	84110
Tax Value:					
Land 35%	14700	29440	29440	29440	74130
Bldg 35%	47520	52840	52840	52840	52840
Totl 35%	62220t	82280t	82280t	82280t	126980t
Hmstd35%	47540	52030	52030	52030	
Owner Oc	50.94	46.28	44.02	44.04	hmstd 5250 l 46780 b
Hmstd RB	350.64	338.76	351.24	363.26	
Net Tax	2158.56	2727.76	2623.08	2607.22	
Cauv Sav	2170.06	1690.70	1639.40	1637.32	
Sp-Asmnt	34.89	34.89	95.98	95.98	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1688		a	*MAIN
	F2	G		528	12670	b	GRAGE
	PAT	P		210	630	c	PORCH

gas fireplace is capped off

Year	Land	Bldg	Total	Net Tax
2021	14700	47520	62220	2278.76
2020	14700	47520	62220	2309.42

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



12854 SR 235 45850

Occupancy 1 Single Family

Story Height 1
Floor Level

			Sq-Ft	Value
Main	FRAME		1688	126450
Basement			1688	31230
Subtotal				157680
Roof	HIP			

Shingle

B 1 2 U A

Plaster/Drywall	D
Unfinished Wall	X
Floor/Carpet	X
Number of Rooms	7
Bedrooms	3
Central Heat	A
F/A VENTLE	
Central A/C	A
Plumbing	
Standard	1
Extra 2 Fixture	2

*DWELLING COMPUTATIONS

Air Conditioning	3020
Plumbing	2800
Garages and Carports	12670
Extra Features	630
Total Value	176800
PUB ELECTRIC	
PUB GAS	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Topo: ROLLING	
Neighborhood:	
Code:	3800
Dwl/Gar/NC%	1.0800

	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		1688		C	1975GD	176800	.30		133660	
2	Pole Build		32X40	1280		C	1980AV	15360	.65		5380	
3	Lean-To		14X28	392		D	1985AV	2510	.65		880	
4	Pole Build		48X60	2880		C	1993AV	27650	.60		11060	1 SIDE OPN

Tab	#	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	2	BOB	BLOUNT SILT LOAM, 2	11.2474	5770	64900	2360	26540
C	14	GWB	GLYNWOOD SILT LOAM	2.5974	5400	14030	1750	4550
C	16	GYC2	GLYNWOOD CLAY LOAM	8.9758	4750	42640	1050	9430
C	39	PM	PEWAMO SILTY CLAY L	1.4033	6490	9110	3560	5000
C	47	SO	SLOAN SILT LOAM, FR	5.7057	6490	37030	2920	16660
W	14	GWB	GLYNWOOD SILT LOAM	.0056	2830	20	750	
W	16	GYC2	GLYNWOOD CLAY LOAM	1.8146	1460	2650	230	420
W	30	MRD2	MORLEY CLAY LOAM 12	.1852	420	80	230	40
W	39	PM	PEWAMO SILTY CLAY L	1.1016	5370	5920	1670	1840
W	47	SO	SLOAN SILT LOAM, FR	4.4653	4560	20360	1030	4600
C	51	WSTL	WASTE LAND	.5758	120	70	50	30
	670	HSITE	HOMESITE	1.0000	15000	15000	15000	15000
	980	ROAD	ROAD	.9223				
				40		211810	(100%)	84110
						74130	(35%)	29440

CAUV # 1867

Call Back: Sign: PSN Date: 2014-10-22 Lister: 37-030007.0000-v082020R