ROUNDHEAD TWP
UPPER SCIOTO SD 00360

Hardin County, Ohio
Michael T. Bacon, Auditor

37-040007.0000 AGR
G62 2026

sale

2023 VERTNER BEVERLY	2003-01-22	
2024 VERTNER BEVERLY	2003-01-22	
2025 VERTNER BEVERLY	2003-01-22	
2026 VERTNER BEVERLY	2003-01-22 SE 1/4 SE 1/4 5	40.00A
12899 SR 235	3QC	
	$0	
HARROD OH 45850		

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

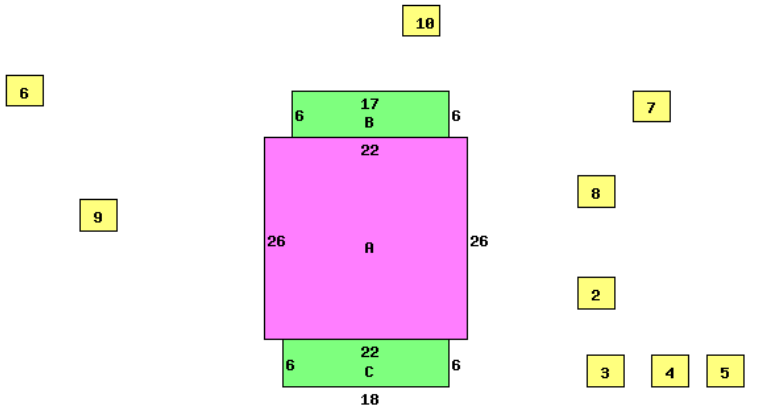
	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	111	111	111	111	0	111	111	111
Acres	40.0000	40.0000	40.0000	40.0000	40.0000			
Land100%	219710	219710	219710	219710		219710	318600	318600
Bldg100%	54490	54490	54490	54490		54490	67600	67590
Totl100%	274200t	274200t	274200t	274200t		274200t	386200t	386190t
Cauv100%	86370	86370	86370	86370		219710	318600	90960
Tax Value:								
Land 35%	30230	30230	30230	30230		30230	31840	111510
Bldg 35%	19070	19070	19070	19070		19070	23660	23660
Totl 35%	49300t	49300t	49300t	49300t		49300t	55500t	135170t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1865.10	1808.52	1806.22	1806.22	1806.22			
Cauv Sav	2197.62	1765.60	1712.02	1709.86				
Sp-Asmnt	30.75	74.66	74.66	74.66				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 BA	F	M		572		a	*MAIN
	EFP	P		102	4080	b	PORCH
	EFP	P		108	4320	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
38	3	2003-01-22	VERTNER BEVERLY	3QC	*	0	67630	38340
516	7	2002-12-03	GRATZ JANICE K &	7CT	*	0	67630	38340
497	1	1990-06-25		1UN	*	0	0	68710
177	0	1986-03-18			*	0	0	109310
17576	0	1986-03-18			*	94666	0	109310
27	0	1986-01-15			*	0	0	109310

Year	Land	Bldg	Total	Net Tax
2022	16590	17000	33590	1382.12
2021	16590	17000	33590	1459.10

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



12899 SR 235 45850

Occupancy 1 Single Family

Story Height 1
Floor Level

			*DWELLING COMPUTATIONS Sq-Ft	Value
Main	FRAME		572	78440
Qtr Story	FRAME		572	2390
Basement			429	8250
Subtotal				89080
Roof	GABLE			

Metal

B 1 2 U A

Panelled Wall	X X	572 sq ft	Attic Finish	9640
Unfinished Wall	X		Extra Features	8400
Floor/Carpet	X X		Total Value	107120
Number of Rooms	2 2			
Bedrooms	2		PUB ELECTRIC	
			PUB GAS	
Central Heat	A		PRIV WATER	
FORCED AIR			PRIV SEWER	
Plumbing			PUB PAVED ST/RD	
Standard	1		Topo: ROLLING	
			Neighborhood:	
			Code:	3800
			Dwl/Gar/NC%	1.4000

	Bldg Type	SHB+Cons		DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 BAF			1144		D+	1938AV	91050	.55		57360
2	Garage	*SV	0	18X18	324			OLD/PR	200			200
3	Grain Bin	*PP	0	12X18	216		C	OLD/FR	0			0
4	Grain Bin	*PP	0	12X18	216		C	OLD/FR	0			0
5	Grain Bin	*PP	0	12X8	96		C	OLD/FR	0			0
6	STORAGE	*SV		10X12	120			1955AV	200			200
7	Flat Barn			50X80	4000		D	OLD/FR	38400	.80	.50	3840
8	Crib/Grana	*SV	0	20X26	1040			OLD/PR	200			200
9	Shed			30X67	2010		D	1967FR	19300	.70		5790
10	Shed	*PP		10X12	0			OLD/	0			0

Tab	#	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA	BLOUNT SILT LOAM 0-	.2874	8740	2510	2550	730
C	2	BOB	BLOUNT SILT LOAM, 2	11.2567	8370	94220	2230	25100
C	14	GWB	GLYNWOOD SILT LOAM	4.1286	7830	32330	1630	6730
C	16	GYC2	GLYNWOOD CLAY LOAM	6.6268	6890	45660	870	5770
C	30	MRD2	MORLEY CLAY LOAM 12	7.2606	6770	49150	630	4570
C	39	PM	PEWAMO SILTY CLAY L	7.6021	9410	71540	3450	26230
W	2	BOB	BLOUNT SILT LOAM, 2	.1366	4540	620	230	30
W	16	GYC2	GLYNWOOD CLAY LOAM	.0244	2120	50	230	10
W	30	MRD2	MORLEY CLAY LOAM 12	.0916	610	60	230	20
W	39	PM	PEWAMO SILTY CLAY L	.0915	7790	710	230	20
	670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
	980	ROAD	ROAD	1.4937				
				40		318600	(100%)	90960
						111510	(35%)	31840

CAUV # 3196

Call Back: Sign: PSN Date: 2014-10-21 Lister:

37-040007.0000-v082020R