ROUNDHEAD TWP
UPPER SCIOTO SD 00360

Hardin County, Ohio
Michael T. Bacon, Auditor

37-040007.0000 AGR
G62 2025

sale

2022 VERTNER BEVERLY	2003-01-22	
2023 VERTNER BEVERLY	2003-01-22	
2024 VERTNER BEVERLY	2003-01-22	
2025 VERTNER BEVERLY	2003-01-22 SE 1/4 SE 1/4 5	40.00A
12899 SR 235	3QC	
	$0	
HARROD OH 45850		

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

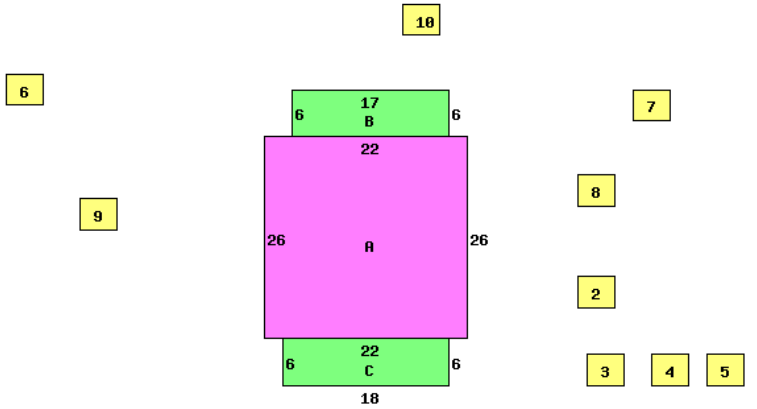
	2022	2023	2024	2025	CAMA
Tax Year					
Prop Cls	111	111	111	111	111
Acres	40.0000	40.0000	40.0000	40.0000	
Land100%	200000	219710	219710	219710	219700
Bldg100%	48570	54490	54490	54490	54480
Totl100%	248570t	274200t	274200t	274200t	274180t
Cauv100%	47400	86370	86370	86370	86370
Tax Value:					
Land 35%	16590	30230	30230	30230	76900
Bldg 35%	17000	19070	19070	19070	19070
Totl 35%	33590t	49300t	49300t	49300t	95960t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1382.12	1865.10	1808.52	1806.22	
Cauv Sav	2197.62	1765.60	1712.02	1709.86	
Sp-Asmnt	30.75	30.75	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
2021	16590	17000	33590	1459.10
2020	16590	17000	33590	1478.74

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



12899 SR 235 45850

Occupancy 1 Single Family *DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	572	78440
	Qtr Story	FRAME	572	2390
	Basement		429	8250
	Subtotal			89080
Metal	Roof	GABLE		

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%	1.0800

	Bldg Type	SHB+Cons		DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 BAF			1144		D+	1938AV	91050	.55		44250
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	6030	1730	2660	770
C	2	BOB	BLOUNT SILT LOAM, 2	11.2567	5770	64950	2360	26570
C	14	GWB	GLYNWOOD SILT LOAM	4.1286	5400	22290	1750	7230
C	16	GYC2	GLYNWOOD CLAY LOAM	6.6268	4750	31480	1050	6960
C	30	MRD2	MORLEY CLAY LOAM 12	7.2606	4670	33910	350	2540
C	39	PM	PEWAMO SILTY CLAY L	7.6021	6490	49340	3560	27060
W	2	BOB	BLOUNT SILT LOAM, 2	.1366	3130	430	470	60
W	16	GYC2	GLYNWOOD CLAY LOAM	.0244	1460	40	230	10
W	30	MRD2	MORLEY CLAY LOAM 12	.0916	420	40	230	20
W	39	PM	PEWAMO SILTY CLAY L	.0915	5370	490	1670	150
	670	HSITE	HOMESITE	1.0000	15000	15000	15000	15000
	980	ROAD	ROAD	1.4937				
				40		219700	(100%)	86370
						76900	(35%)	30230

CAUV # 3196

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

37-040007.0000-v082020R