ROUNDHEAD TWP
UPPER SCIOTO SD 00360

Hardin County, Ohio
Michael T. Bacon, Auditor

37-150002.0000 AGR
C60 2026

sale

2023 HARPSTER GARY A & KAR	2016-04-06	
2024 HARPSTER GARY A & KAR	2016-04-06	
2025 HARPSTER GARY A & KAR	2016-04-06	
2026 HARPSTER GARY A & KAREN	2016-04-06 N 1/2 SE 1/4 ETC 20	
15623 SR 235	7SD 100.00A	
	$0	
BELLE CENTER OH 43310		

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

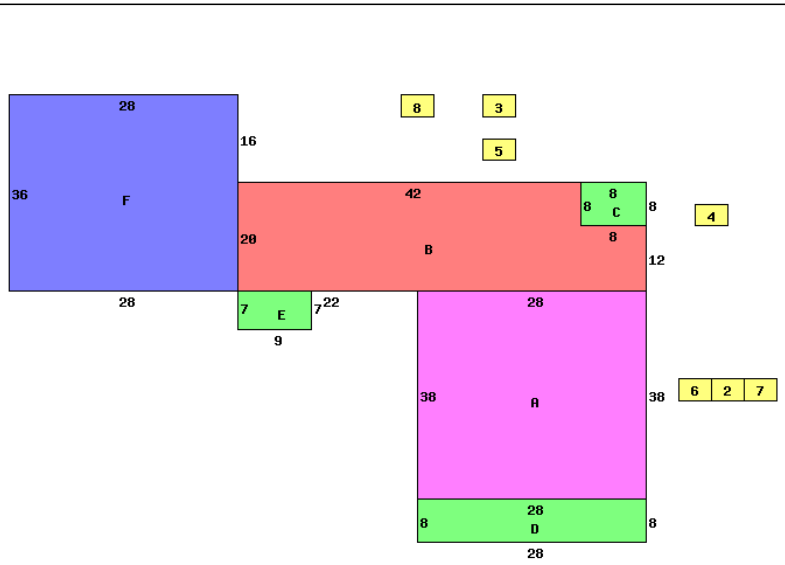
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	100.0000	100.0000	100.0000	100.0000	100.0000			
Land100%	577510	577510	577510	577510		577510	837510	837520
Bldg100%	172510	172510	172510	172510		172510	212540	212540
Totl100%	750030t	750030t	750030t	750030t		750030t	1050060t	1050060t
Cauv100%	258310	258310	258310	258310		577510	837510	220920
Tax Value:								
Land 35%	90410	90410	90410	90410		90410	77320	293130
Bldg 35%	60380	60380	60380	60380		60380	74390	74390
Totl 35%	150790t	150790t	150790t	150790t		150790t	151710t	367520t
Hmstd35%	52540	52540	52540	52540		52540	68910	
Owner Oc	46.72	44.44	44.46	44.46	44.46	hmstd 5250 l	47290 b	
Hmstd RB	338.76	351.24	363.26	363.26	363.26			
Net Tax	5319.16	5135.84	5116.80	5116.80	5116.80			
Cauv Sav	5675.74	4226.56	4098.32	4093.16				
Sp-Asmnt	412.26	547.92	422.36	422.36				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 BA	F	M		1064		a	*MAIN
1	F/C	A		936		b	ADDTN
	EFP	P		64	2560	c	PORCH
A	OFP	P		224	6720	d	PORCH
	STP	P		63	250	e	PORCH
	F2	G		1008	24190	f	GRAGE

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
142	7	2016-04-06	HARPSTER GARY A & KAREN A	7SD *	0	379460	94030

Year	Land	Bldg	Total	Net Tax
2022	46650	45020	91670	3376.86
2021	46650	45020	91670	3564.92

project		ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2025		
144	HAM HILL - SCIOTO	XA/2025		
304	LAUTENSCHLAGER#1057 - SCIOTO	XA/2025		
310	BEAVER POND MAINT SCITO R	XA/2025		
500	HARDIN COUNTY LANDFILL	XA/2025		
356	ZIMMERMAN-SCIOTO RIVER	XA/2025		



15623 SR 235 43310

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	2000	137860
	Qtr Story	FRAME	1288	4840
	Basement		1064	19830
	Subtotal			162530
Shingle	Roof	HIP		

	B	1	2	U	A		
Plaster/Drywall		D		D	2000 sq ft	Attic Finish	26920
Unfinished Wall	X					Air Conditioning	7080
Floor/Carpet		X		X		Plumbing	1400
Floor/Tile-Lino		L				Garages and Carports	24190
Number of Rooms		1	5		3	Extra Features	9530
Bedrooms					3	Total Value	231650
Central Heat			A			PUB ELECTRIC	
FORCED AIR						PRIV WATER	
Central A/C			A			PRIV SEWER	
Plumbing						PUB PAVED ST/RD	
Standard		1					
Extra 2 Fixture		1				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		4000		C-	OLD/GD	208490	.40		175130	
2	Flat Barn		50X76	3800		D	1926AV	36480	.80	.50	3650	
3	Grain Bin	*PP	30X18	540		C	1997AV	0			0	
4	Pole Build		45X81	3645		C	1978AV	43740	.65		15310	
5	Grain Bin	*PP 0	30X15	450		C	1980FR	0			0	
6	Lean-To		16X30	480		D	1982AV	3070	.65		1070	
7	Lean-To		30X30	900		D	1926AV	5760	.65		2020	
8	Pole Build		50X80	4000		C	1995AV	38400	.60		15360	1 SIDE OPN

Tab	#	S	O	I	L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA			BLOUNT SILT LOAM 0-	6.2972	8740	55040	2550	16060
C	2	BOB			BLOUNT SILT LOAM, 2	38.9019	8370	325610	2230	86750
C	16	GYC2			GLYNWOOD CLAY LOAM	2.0871	6890	14380	870	1820
P	19	KAB			KENDALLVILLE SILT L	2.7379	8410	23030	230	630
C	31	MSC2			MORLEY-BELMORE CMPL	.0310	6670	210	600	20
C	39	PM			PEWAMO SILTY CLAY L	25.7266	9410	242090	3450	88760
W	1	BOA			BLOUNT SILT LOAM 0-	3.9258	5230	20530	230	900
W	2	BOB			BLOUNT SILT LOAM, 2	3.0939	4540	14050	230	710
W	39	PM			PEWAMO SILTY CLAY L	.5807	7790	4520	230	130
	670	HSITE			HOMESITE	1.0000	21750	21750	21750	21750
	980	ROAD			ROAD	.9108				
P	2	BOB			BLOUNT SILT LOAM, 2	3.2856	8370	27500	230	760
P	16	GYC2			GLYNWOOD CLAY LOAM	5.6155	6890	38690	230	1290
P	31	MSC2			MORLEY-BELMORE CMPL	1.6451	6670	10970	230	380
P	39	PM			PEWAMO SILTY CLAY L	4.1609	9410	39150	230	960

100		837520	(100%)	220920
		293130	(35%)	77320

CAUV # 1204

Call Back: Sign: PSN Date: 2014-10-23 Lister:

37-150002.0000-v082020R