

ROUNDHEAD TWP  
UPPER SCIOTO SD

00360

Hardin County, Ohio  
Michael T. Bacon, Auditor

37-170013.0000  
B64

RES  
2025

sale

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

2022 MCGINNIS KEITH A	2016-06-20
2023 MCGINNIS KEITH A	2016-06-20
2024 OVERS BRANDON	2023-08-22
2025 OVERS BRANDON	2023-08-22 PT NW1/4 NW1/4 S28 1.103A
16250 SR 235	2ED
WAYNESFIELD OH 45896	\$120,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	1.1000	1.1000	1.1000	1.1000	
Land100%	12910	15510	15510	15510	15500
Bldg100%	109490	129860	129860	129860	130040
Totl100%	122400t	145370t	145370t	145370t	145540t
Cauvl00%					
Tax Value:					
Land 35%	4520	5430	5430	5430	5430
Bldg 35%	38320	45450	45450	45450	45510
Totl 35%	42840t	50880t	50880t	50880t	50940t
Hmstd35%	41720				
Owner Oc	44.70	43.98			
Hmstd RB	350.64	338.76			
Net Tax	1367.38	1542.14	1866.46	1864.10	
Sp-Asmnt	30.06	30.06	63.57	63.57	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
	BAS2	G		572	1300	a	GRAGE
	OFF	P		115	3450	b	PORCH
	OFF	P		288	8640	c	PORCH
1	F	A		572		d	ADDTN
1 B	F	M		858		e	*MAIN

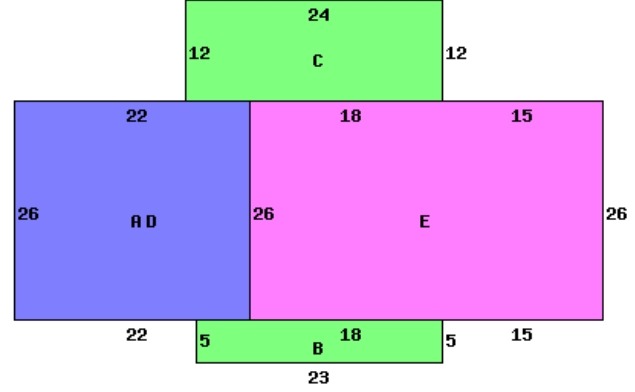
gas fireplace

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
255	2	2016-06-20	OVERS BRANDON	2ED	120000	12910	109490
			MCGINNIS KEITH A	2CT *	0	10800	87540

Year	Land	Bldg	Total	Net Tax
2021	4520	38320	42840	1443.50
2020	4520	38320	42840	1462.94

Project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
356 ZIMMERMAN-SCIOTO RIVER			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025

2



16250 SR 235 45896

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	1430 113060
	Basement		858 16030
	Subtotal		129090
Shingle	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	X	Plumbing	2100
Unfinished Wall	X	Garages and Carports	1300
Floor/Carpet	X	Extra Features	12090
Number of Rooms	1 5	Total Value	144580
Bedrooms	3		
Central Heat	A	Topo: LEVEL	
FORCED AIR		Neighborhood:	
Plumbing		Code:	3800
Standard	1	Dwl/Gar/NC%	1.0800
Extra 3 Fixture	1		

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B F	22X30	1430	C	1988VG	.19		126480
2 Pole Barn			660	C	2002AV	.55		3560
	acres/	effective	depth	actual	effective	extended	true	
homesite	frontage	frontage	depth	rate	rate	value	value	
small acreage	.1000			15000	15000	15000	15000	
				5000	5000	500	500	