

ROUNDHEAD TWP
UPPER SCIOTO SD

00360

Hardin County, Ohio
Michael T. Bacon, Auditor

37-190001.0000
B05

AGR
2025

sale

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

2022 FETTER THOMAS R L TRU	2004-07-22	
2023 FETTER THOMAS R L TRU	2004-07-22	
2024 FETTER THOMAS R L TRU	2004-07-22	
2025 F5 LAND COMPANY LLC	2024-04-05 S 1/2 SE 1/4 30 78.00A	
0731 TR 180	2FD	
WAYNESFIELD OH 45896	\$1,331,522	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	78.0000	78.0000	78.0000	78.0000	534680
Land100%	487860	534690	534690	534690	534680
Bldg100%	6490	7570	7570	7570	7560
Totl100%	494340t	542260t	542260t	542260t	542240t
Cauv100%	180570	301200	301200	301200	301200
Tax Value:					
Land 35%	63200	105420	105420	105420	187140
Bldg 35%	2270	2650	2650	2650	2650
Totl 35%	65470t	108070t	108070t	108070t	189780t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	2693.88	4088.46	3964.40	3959.38	
Cauv Sav	4425.30	3091.62	2997.80	2994.00	
Sp-Asmnt	324.62	292.90	350.96	266.33	

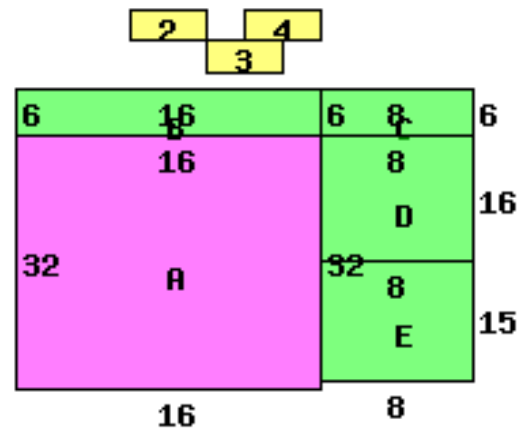
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	F/C	M		512			
	EFP	P		96	3840	b	PORCH
	EFP	P		48	1920	c	PORCH
	EFP	P		128	5120	d	PORCH
	EFP	P		120	4800	e	PORCH

#: 10 & 11, L/W
 371900100000 38.00a
 371900110000 20.00a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
124	2	2024-04-05	F5 LAND COMPANY LLC	2FD	1331522	534690	7570
326	2	2004-07-22	FETTER THOMAS R L TRUSTE	2CT *	0	166170	36310
325	2	2004-07-22	FETTER THOMAS R L TRUSTE	2CT *	0	166170	36310
324	2	2004-07-22	FETTER THOMAS R L & ROBE	2CT *	0	166170	36310
586	2	1999-10-18	FETTER ROBERT E & R ELLE	2WD	0	107200	23630
585	2	1999-10-18	FETTER ROBERT E & THOMAS	2CT *	0	107200	23630
583	2	1999-10-18	FETTER ROBERT E & THOMAS	2CT *	0	107200	23630
259	2	1998-06-03	FETTER GRETHEL C ETAL	2CT *	0	107200	23630

Year	Land	Bldg	Total	Net Tax
2021	63200	2270	65470	2843.96
2020	63200	2270	65470	2882.18

Project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
304 LAUTENSCHLAGER#1057 - SCIOTO			XA/2025
310 BEAVER POND MAINT SCIOTO R			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025



0731 TR 180 45896

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	512 72530
	Full Upper	FRAME	512 43460
	Subtotal		115990
Shingle	Roof	GABLE	
Panelled Wall	X X	Extra Features	15680
Floor/Pine	X X	Total Value	131670
Number of Rooms	3 2		
Bedrooms	2	PUB ELECTRIC	
Central Heat	A	PRIV WATER	
FORCED AIR		PRIV SEWER	
Plumbing		PUB PAVED ST/RD	
Standard	1	Neighborhood:	
		Code:	3800
		Dwl/Gar/NC%	1.0800

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 F/C		1024		D+	1900PR		111920	.75	.75	7560
2 Silo	*NV	0 12X35	420			1900PR		0			0
3 Shed	*NV	0 10X12	120			1900PR		0			0
4 Milk House	*NV	0 12X14	168			1900PR		0			0

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 26	MF MILFORD SILTY CLAY	75.3164	6900	519680	3800	286200
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000
980	ROAD ROAD	1.6836				

	78	534680	(100%)	301200	CAUV # 3489
		187140	(35%)	105420	