ROUNDHEAD TWP
UPPER SCIOTO SD 00360

Hardin County, Ohio
Michael T. Bacon, Auditor

37-190001.0000 AGR
B05 2026

sale

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
2026	F5 LAND COMPANY LLC	2024-04-05 S 1/2 SE 1/4 30 76.00A
	0731 TR 180	2FD
		$1,331,522
	WAYNESFIELD OH 45896	

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	78.0000	78.0000	78.0000	78.0000	78.0000			
Land100%	534690	534690	534690	534690		534690	775660	775670
Bldg100%	7570	7570	7570	7570		7570	9800	9790
Totl100%	542260t	542260t	542260t	542260t		542260t	785460t	785460t
Cauv100%	301200	301200	301200	301200		534690	775660	298910
Tax Value:								
Land 35%	105420	105420	105420	105420		105420	104620	271480
Bldg 35%	2650	2650	2650	2650		2650	3430	3430
Totl 35%	108070t	108070t	108070t	108070t		108070t	108050t	274910t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	4088.46	3964.40	3959.38	3959.38	3959.38			
Cauv Sav	4425.30	3091.62	2997.80	2994.00				
Sp-Asmnt	292.90	350.96	266.33	266.33				

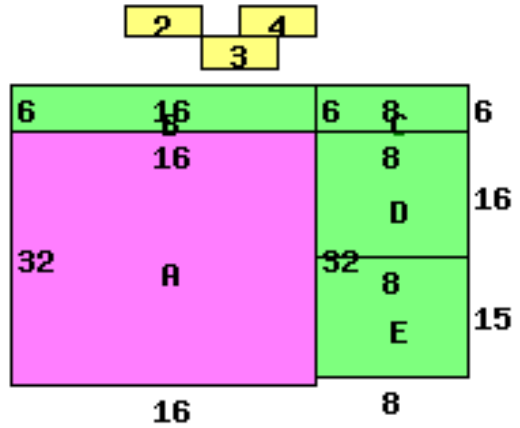
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	F/C	M		512		a	*MAIN
	EFP	P		96	3840	b	PORCH
	EFP	P		48	1920	c	PORCH
	EFP	P		128	5120	d	PORCH
	EFP	P		120	4800	e	PORCH

#: 10 & 11, L/W
371900100000 37.851A
371900110000 18.149A

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
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
2022	63200	2270	65470	2693.88
2021	63200	2270	65470	2843.96

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



0731 TR 180 45896

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	512	72530
	Full Upper	FRAME	512	43460
	Subtotal			115990
Shingle	Roof	GABLE		

B 1 2 U A

Panelled Wall	X	X	
Floor/Pine	X	X	
Number of Rooms	3	2	
Bedrooms		2	
Central Heat		A	
FORCED AIR			
Plumbing			
Standard	1		

Extra Features	15680
Total Value	131670
PUB ELECTRIC	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
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	2	F/C		1024		D+	1900PR	111920	.75	.75	9790
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			1900FR	0			0

Tab #	SOIL		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 26	MF	MILFORD SILTY CLAY	75.3164	10010	753920	3680	277160
670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
980	ROAD	ROAD	1.6836				
			78		775670	(100%)	298910
					271480	(35%)	104620

CAUV # 3489

Call Back: Sign: PSN Date: 2014-10-20 Lister:

37-190001.0000-v082020R