ROUNDHEAD TWP
UPPER SCIOTO SD 00360

Hardin County, Ohio
Michael T. Bacon, Auditor

37-200009.0000 RES
E32 2026

sale

2023 OSBORN GAREY R & NANC
2024 OSBORN GAREY R & NANC
2025 OSBORN GAREY R & NANC
2026 OSBORN GAREY R & NANCY PT NW 1/4 NW 1/4 31
17076 CR 15 10.04A
$0
WAYNESFIELD OH 45896

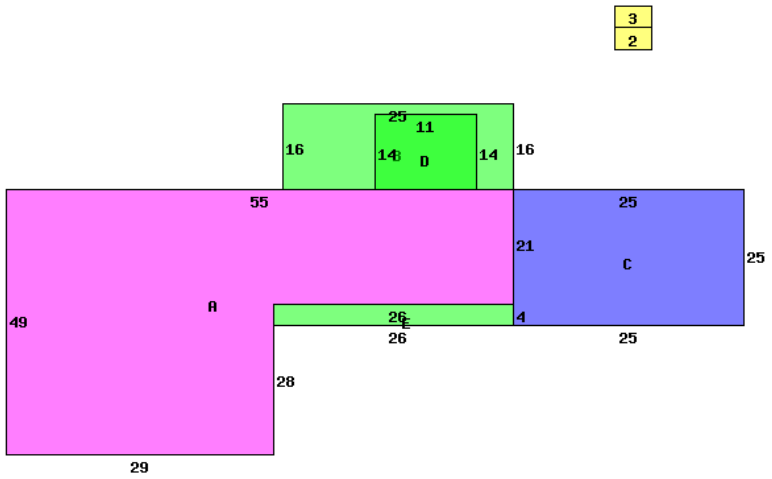
Eff Rate:- 41.39 — 40.07 — 40.02 — 40.02 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	512	512	512	512	0	512	512	512
Acres	10.0400	10.0400	10.0400	10.0400	10.0400			
Land100%	53110	53110	53110	53110		53110	57630	57620
Bldg100%	278310	278310	278310	278310		278310	356710	356700
Totl100%	331430t	331430t	331430t	331430t		331430t	414340t	414320t
Cauv100%								
Tax Value:								
Land 35%	18590	18590	18590	18590		18590	20170	20170
Bldg 35%	97410	97410	97410	97410		97410	124850	124840
Totl 35%	116000t	116000t	116000t	116000t		116000t	145020t	145010t
Hmstd35%	57070	57070	54800	54800		54800	70280	
Owner Oc	50.76	48.28	46.38	46.38	46.38	hmstd 5250 l	49550 b	
Hmstd RB	338.76	351.24	363.26	363.26	363.26			
Net Tax	3998.96	3855.80	3840.28	3840.28	3840.28			
Sp-Asmnt	36.21	132.56	132.56	132.56				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	B	M		1967		a	*MAIN
	DK	P		400	6000	b	PORCH
	B2	G		625	17500	c	GRAGE
	CAN	P		154	1230	d	PORCH
	OFP	P		104	3120	e	PORCH

Year	Land	Bldg	Total	Net Tax
2022	13680	81890	95570	3485.90
2021	13680	81890	95570	3679.98

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



0086 TR 180 45896

Occupancy 1 Single Family

			*DWELLING COMPUTATIONS Sq-Ft	Value
Story Height 1				
Floor Level	Main	BRICK	1967	149160
	Basement		1100	20500
	Subtotal			169660
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall	D D	585 sq ft	Basement Finish	6400
Unfinished Wall	X		Air Conditioning	3480
Floor/Carpet	X X		Plumbing	3500
Floor/Concrete	X		Garages and Carports	17500
Floor/Tile-Lino	L		Extra Features	10350
Number of Rooms	2 6		Total Value	210890
Bedrooms	3			
			PUB ELECTRIC	
Central Heat	A		PRIV WATER	
FORCED AIR			PRIV SEWER	
Central A/C	A		PUB PAVED ST/RD	
Plumbing				
Standard	1		Neighborhood:	
Extra 3 Fixture	1		Code:	3800
Extra 2 Fixture	1		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 B B		2552		B-	1987GD	253070	.26	.30	183530
2	Pole Build		28X48	1344		C	1997AV	16130	.55		7260
3	P	OFP0	10X48	480		C	1997AV	14400	.55		6480
4	DWELLING	1 F/C		2552		C-	1926GD	189800	.40		159430
5	Shed	*PP	10X12	120			OLD/FR	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	7.2700				5000	3180	23120	23120
road	.7700							
homesite	1.0000				17250	17250	17250	17250

Call Back: Sign: PSN Date: 2014-10-24 Lister:
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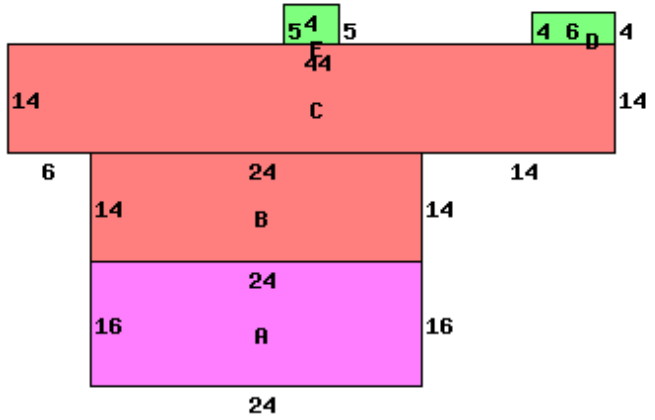
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E32 2026

CAMA / Cont: 1

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		384		a	*MAIN
1 BA	F	A		336		b	ADDTN
1	F/C	A		616		c	ADDTN
	OFP	P		24	720	d	PORCH
	OFP	P		20	600	e	PORCH



17076 CR 15 45896

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

		Sq-Ft	Value
Story Height 1			
Floor Level	Main FRAME	1336	107080
	Qtr Story FRAME	336	1550
	Basement	84	2060
	Subtotal		110690
Shingle	Roof GABLE		

	B	1	2	U	A
Plaster/Drywall		X		X	
Panelled Wall		X			
Unfinished Wall	X			X	
Fiberboard Wall	X				
Floor/Pine		X		X	
Floor/Carpet		X			
Floor/Concrete	X				
Number of Rooms		1	7		
Bedrooms			3		
Central Heat FORCED AIR			A		
Central A/C			A		
Plumbing Standard		1			

Air Conditioning	2310
Extra Features	1320
Total Value	114320

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
4	DWELLING	1 F/C		2552		C-	1926GD	189800	.40		159430

Call Back: - - - - Sign: Date: Lister: 37-200009.0000-v082020R