ROUNDHEAD TWP
UPPER SCIOTO SD 00360

Hardin County, Ohio
Michael T. Bacon, Auditor

37-200012.0000 RES
B95 2025

sale

2022 THOMPSON BRIAN E TRUS	2013-08-05	
2023 THOMPSON BRIAN E TRUS	2013-08-05	
2024 THOMPSON BRIAN E TRUS	2013-08-05	
2025 THOMPSON BRIAN E TRUSTE	2013-08-05	PT SW1/4 NE1/4 S31 19.26A
17612 TR 17	1CT	
	$0	
WAYNESFIELD OH 45896		

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

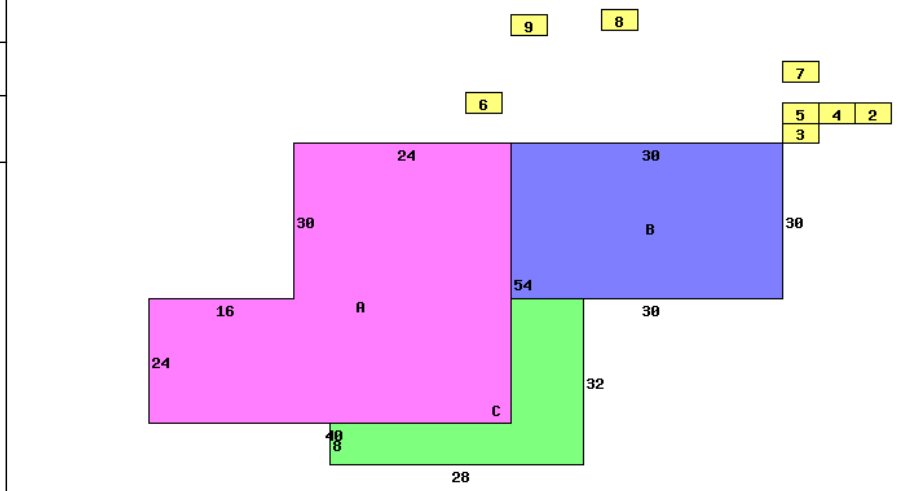
	2022	2023	2024	2025	
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	512	512	512	512	512
Acres	19.2600	19.2600	19.2600	19.2600	
Land100%	33510	49860	49860	49860	49860
Bldg100%	134890	164830	164830	164830	164830
Totl100%	168400t	214690t	214690t	214690t	214690t
Cauv100%					
Tax Value:					
Land 35%	11730	17450	17450	17450	17450
Bldg 35%	47210	57690	57690	57690	57690
Totl 35%	58940t	75140t	75140t	75140t	75140t
Hmstd35%	46740	53610	53610	53610	
Owner Oc	50.08	47.68	45.36	45.36	hmstd 5250 l 48360 b
Hmstd RB					
Net Tax	2375.10	2795.00	2711.06	2707.56	
Sp-Asmnt	34.80	34.80	96.14	96.14	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 +	F/C	M		1680		a	*MAIN
	CAR1	G		900	6650	b	GRAGE
	OFP	P		416	12480	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
358	1	2013-08-05	THOMPSON BRIAN E TRUSTEE	1CT *	0	31430	117340
762	1	1988-09-12		1WD	17500	0	50310

Year	Land	Bldg	Total	Net Tax
2021	11730	47210	58940	2507.40
2020	11730	47210	58940	2541.10

project			ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2025			
304	LAUTENSCHLAGER#1057 - SCIOTO	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			



17612 TR 17 45896

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1680	125850
	Qtr Story	FRAME	1680	6010
	Subtotal			131860
Shingle	Roof	GABLE		

	B	1	2	U	A		
Plaster/Drywall		X		X	1680 sq ft	Attic Finish	23650
Wood Joist Frame	X					Air Conditioning	6020
Floor/Carpet		X		X		Plumbing	2100
Number of Rooms		7				Garages and Carports	6650
Bedrooms		3				Extra Features	12480
						Total Value	182760
Central Heat		A					
FORCED AIR							
Central A/C		A				Neighborhood:	
Plumbing						Code:	3800
Standard		1				Dwl/Gar/NC%	1.0800
Extra 3 Fixture		1					

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Blt/Renov Grade	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		3360		C	1991FR	182760	.30		138170
2	Pole Build		30X40	1200		C	1990AV	14400	.65		5040
3	P	CAN0	14X30	420		C	1990AV	3360	.65		1180
4	Pole Build		30X40	1200		C	1990AV	14400	.65		5040
5	Lean-To		30X40	1200		C	1990AV	9600	.65		3360
6	Shed		10X20	200		D	2015AV	1920	.25		1440
7	Shed		12X16	192		D	2015AV	1840	.25		1380
8	Pole Build		24X40	960		C	2017AV	11520	.20		9220
9	Shed	*PP	12X12	144			2013AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				15000	15000	15000	15000
small acreage	17.4300				5000	2000	34860	34860
road	.8300							

Call Back: Sign: PSN Date: 2016-01-21 Lister: 37-200012.0000-v082020R