ROUNDHEAD TWP
UPPER SCIOTO SD 00360

Hardin County, Ohio
Michael T. Bacon, Auditor

37-210031.0000 AGR
BB2.01 2026

sale

2023 NEELEY BRIAN & DIANA
2024 NEELEY BRIAN J & DIAN 2023-06-26
2025 NEELEY BRIAN J & DIAN 2023-06-26
2026 NEELEY BRIAN J & DIANA 2023-06-26 PT NE4 SE4 S32 5.963A
17519 SR 117 1QC
$0

ROUNDHEAD OH 43346

Orig Tax Year 2024
Parent: 37-210007.0000

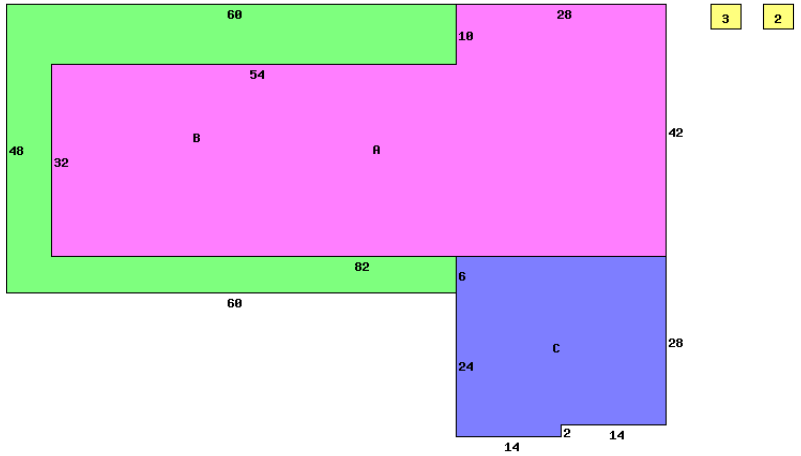
Eff Rate:- 41.39 — 40.07 — 40.02 — 40.02 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	110	110	111	111	0	111	111	111
Acres		5.9630	5.9630	5.9630	5.9630			
Land100%		33540	43290	43290		43290	62770	62780
Bldg100%			412630	412630		412630	516770	516770
Totl100%		33540t	455910t	455910t		455910t	579540t	579550t
Cauv100%	13290	13290	26570	26570		43290	62770	32650
Tax Value:								
Land 35%	4650	4650	9300	9300		9300	11430	21970
Bldg 35%			144420	144420		144420	180870	180870
Totl 35%	4650t	4650t	153720t	153720t		153720t	192300t	202840t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	175.92	170.58	5631.88	5631.88	5631.88			
			260.08	214.32				
Sp-Asmnt	2.00	15.11	33.11	33.11				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		2904		a	*MAIN
	OFP	P		1152	34560	b	PORCH
	F	G		812	19490	c	GRAGE

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
258	1	2023-06-26	NEELEY BRIAN J & DIANA K	1QC *	0	0	0

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



17519 SR 117 43346

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	2904	184580
	Basement		2904	53290
	Subtotal			237870

B 1 2 U A

Plaster/Drywall	D	Air Conditioning	5050
Unfinished Wall	X	Plumbing	4900
Bedrooms	3	Garages and Carports	19490
		Extra Features	34560
Central Heat	A	Total Value	301870
Central A/C	A		
Plumbing		Neighborhood:	
Standard	1	Code:	3800
Extra 3 Fixture	1	Dwl/Gar/NC%	1.4000
Extra 2 Fixture	2		

	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 F		2904		C+	2023AV	332060	.02		455590	
2	Pole Build		40X80	3200		C	2023AV	46400	.05		44080	CONCRET FL
3	P	OFP	20X30	600		C	2023AV	18000	.05		17100	

Tab #	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-	1.0190	8740	8910	2550	2600
C 2	BOB	BLOUNT SILT LOAM, 2	.8680	8370	7270	2230	1940
C 14	GWB	GLYNWOOD SILT LOAM	.2720	7830	2130	1630	440
C 16	GYC2	GLYNWOOD CLAY LOAM	1.4520	6890	10000	870	1260
C 39	PM	PEWAMO SILTY CLAY L	1.3520	9410	12720	3450	4660
670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
			5.963		62780	(100%)	32650
					21970	(35%)	11430

CAUV # 2486