

ROUNDHEAD TWP
UPPER SCIOTO SD

00360

Hardin County, Ohio
Michael T. Bacon, Auditor

37-280010.0000
A34

AGR
2025

sale

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

2022 WINEGARDNER DERWIN ET	2020-04-17	
2023 WINEGARDNER DERWIN ET	2020-04-17	
2024 WINEGARDNER DERWIN ET	2020-04-17	
2025 WINEGARDNER DERWIN	2024-04-03	12277 45.84A
19056 CR 25	1QC	
LAKEVIEW OH 43331	\$0	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	45.8400	45.8400	45.8400	45.8400	
Land100%	202140	222200	222200	222200	222190
Bldg100%	27860	37600	37600	37600	37610
Totl100%	230000t	259800t	259800t	259800t	259800t
Cauv100%	53340	100060	100060	100060	100060
Tax Value:					
Land 35%	18670	35020	35020	35020	77770
Bldg 35%	9750	13160	13160	13160	13160
Totl 35%	28420t	48180t	48180t	48180t	90930t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1169.38	1822.74	1767.42	1765.18	
Cauv Sav	2142.90	1617.30	1568.22	1566.24	
Sp-Asmnt	152.20	152.20	211.70	467.76	

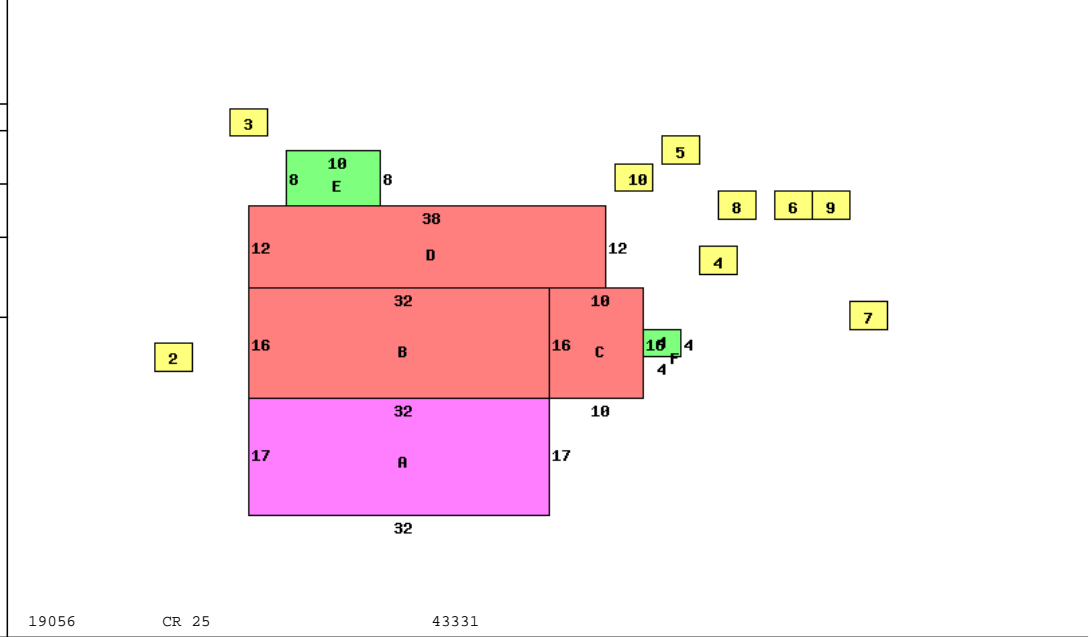
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		544		b	ADDTN
2 B	F	A		512		c	ADDTN
1 B	F	A		160		d	ADDTN
1	F/C	A		456		e	PORCH
	FFP	P		80	3200	f	PORCH
	STP	P		16	60		

2017 reval info verified by aerails due to chained driveway

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
173	1	2024-04-03	WINEGARDNER DERWIN	1QC *	0	222200	37600
163	8	2020-04-17	WINEGARDNER DERWIN ETAL	8CT *	0	201540	25140

Year	Land	Bldg	Total	Net Tax
2021	18670	9750	28420	1234.54
2020	18670	9750	28420	1251.14

Project	ben acres	/	%	factor
902 MAIN DISTRICT CONSERVANCY				XA/2025
161 RUBLE - SCIOTO				XA/2025
500 HARDIN COUNTY LANDFILL				XA/2025
242 WINEGARDNER JT - SCIOTO RIVE				XA/2025



19056 CR 25 43331

Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	2	Sq-Ft Value
Floor Level	Main	FRAME 1672 125250
	Full Upper	FRAME 512 43460
	Basement	672 12730
	Subtotal	181440
Metal	Roof	GABLE
Plaster/Drywall	X X	Extra Features 3260
Panelled Wall	X	Total Value 184700
Unfinished Wall	X	
Floor/Pine	X X	
Floor/Carpet	X	
Number of Rooms	1 4 3	Neighborhood: Code: 3800
Bedrooms	1 3	Dwl/Gar/NC% 1.0800
Central Heat	A	
FORCED AIR		
Plumbing		
Standard	1	

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 F/C	2184	1200		D+	OLD/PR		157000	.75	.50	21200
2 Poultry Ho	*SV 0	24X40	576			OLD/VP		600			600
3 Shed	*NV 0	24X24	3240			OLD/VP		0			0
4 Quonset		36X90	160		C	OLD/VP		38880	.80		7780
5 Crib/Grana	*NV 0	10X16	6160			OLD/VP		0			0
6 Flat Barn		110X56	380		D	OLD/PR		59140	.80	.50	5910
7 Grain Bin	*PP 0	22X14	350		C	OLD/FR		0			0
8 Silo	*NV 0	10X35	576			OLD/PR		0			0
9 Lean-To		16X36	720		D	1900VP		3690	.80		740
10 Shed		20X36			D	1900VP		6910	.80		1380

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	1.1176	6030	6740	2660	2970
C 2	BOB BLOUNT SILT LOAM, 2	1.1132	5770	6420	2360	2630
C 16	GVC2 GLYNWOOD CLAY LOAM	1.1067	4750	5260	1050	1160
C 23	LN LINWOOD MUCK	8.8862	6490	57670	2740	24350
C 26	MF MILFORD SILTY CLAY	8.8560	6900	61110	3800	33650
C 39	PM PEWAMO SILTY CLAY L	.1649	6490	1070	3560	590
C 51	WSTL WASTE LAND	5.2000	120	620	50	260
W 16	GVC2 GLYNWOOD CLAY LOAM	8.0118	1460	11700	230	1840
W 23	LN LINWOOD MUCK	2.0995	4310	9050	850	1790
W 26	MF MILFORD SILTY CLAY	8.2841	5740	47550	1910	15820
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000

45.84 222190 (100%) 100060 CAUV # 4697
77770 (35%) 35020