ROUNDHEAD TWP
UPPER SCIOTO SD 00360

Hardin County, Ohio
Michael T. Bacon, Auditor

37-280010.0000 RES
A34 2026

## sale

| | | |
|---|---|---|
| 2023 WINEGARDNER DERWIN ET | 2020-04-17 | |
| 2024 WINEGARDNER DERWIN ET | 2020-04-17 | |
| 2025 WINEGARDNER DERWIN | 2024-04-03 | |
| 2026 WINEGARDNER DERWIN | 2024-04-03 12277 | 45.84A |
| 19056 CR 25 | 1QC | |
| | $0 | |
| LAKEVIEW OH 43331 | | |

## 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 | 515 | 515 |
| Acres | 45.8400 | 45.8400 | 45.8400 | 45.8400 | 45.8400 | | | |
| Land100% | 222200 | 222200 | 100060 | 100060 | | 222200 | 222200 | 106930 |
| Bldg100% | 37600 | 37600 | 37600 | 37600 | | 37600 | 43890 | 43890 |
| Totl100% | 259800t | 259800t | 137660t | 137660t | | 259800t | 266090t | 150820t |
| Cauv100% | 100060 | 100060 | 222200 | 222200 | | 222200 | 222200 | |
| Tax Value: | | | | | | | | |
| Land 35% | 35020 | 35020 | 35020 | 35020 | | 35020 | 37430 | 37430 |
| Bldg 35% | 13160 | 13160 | 13160 | 13160 | | 13160 | 15360 | 15360 |
| Totl 35% | 48180t | 48180t | 48180t | 48180t | | 48180t | 52790t | 52790t |
| Hmstd35% | | | | | | | | |
| Owner Oc | | | | | | | | |
| Hmstd RB | | | | | | | | |
| Net Tax | 1822.74 | 1767.42 | 1765.18 | 1765.18 | 1765.18 | | | |
| Cauv Sav | 2142.90 | 1617.30 | 1568.22 | 1566.24 | | | | |
| Sp-Asmnt | 152.20 | 211.70 | 467.76 | 467.76 | | | | |

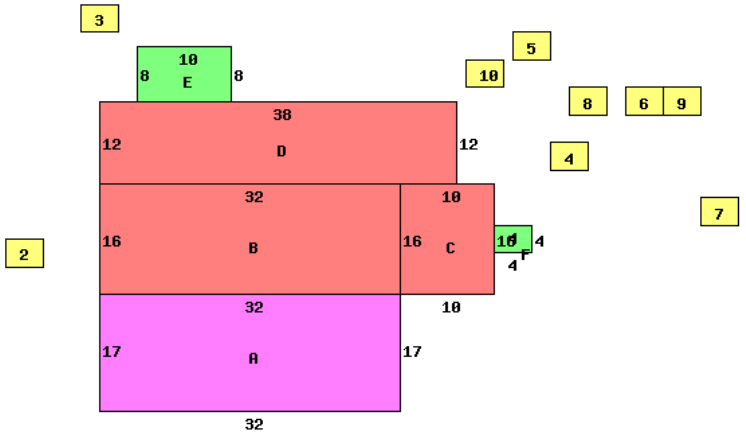
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1 | F/C | M | | 544 | | a | *MAIN |
| 2 B | F | A | | 512 | | b | ADDTN |
| 1 B | F | A | | 160 | | c | ADDTN |
| 1 | F/C | A | | 456 | | d | ADDTN |
| | EFP | P | | 80 | 3200 | e | PORCH |
| | STP | P | | 16 | 60 |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

2017 reval info verified by aerails due to chained driveway

| Sale# | #p | sale date | To | Type/Invalid? | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|
| 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 |
|---|---|---|---|---|
| 2022 | 18670 | 9750 | 28420 | 1169.38 |
| 2021 | 18670 | 9750 | 28420 | 1234.54 |

| 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

Story Height 2

| | | | *DWELLING COMPUTATIONS Sq-Ft | Value |
|---|---|---|---|---|
| Floor Level | Main | FRAME | 1672 | 125250 |
| | Full Upper | FRAME | 512 | 43460 |
| | Basement | | 672 | 12730 |
| | Subtotal | | | 181440 |
| Metal | Roof | GABLE | | |

B 1 2 U A

| | | | |
|---|---|---|---|
| Plaster/Drywall | X X | Extra Features | 3260 |
| Panelled Wall | X | Total Value | 184700 |
| Unfinished Wall | X | | |
| Floor/Pine | X X | | |
| Floor/Carpet | X | Neighborhood: | |
| Number of Rooms | 1 4 3 | Code: | 3800 |
| Bedrooms | 1 3 | Dwl/Gar/NC% | 1.4000 |
| Central Heat | A | | |
| FORCED AIR | | | |
| Plumbing | | | |
| Standard | 1 | | |

| | Bldg Type | SHB+Cons | DixHt FtxFt | Area | Unit Rate | Grade | Blt/Renov Cond | Replace Value | Phy Dpr | Fnc Dpr | True Value |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | DWELLING | 1 F/C | | 2184 | | D+ | OLD/PR | 157000 | .75 | .50 | 27480 |
| 2 | Poultry Ho | *SV 0 | 24X40 | 1200 | | | OLD/VP | 600 | | | 600 |
| 3 | Shed | *NV 0 | 24X24 | 576 | | | OLD/VP | 0 | | | 0 |
| 4 | Quonset | | 36X90 | 3240 | | C | OLD/VP | 38880 | .80 | | 7780 |
| 5 | Crib/Grana | *NV 0 | 10X16 | 160 | | | OLD/VP | 0 | | | 0 |
| 6 | Flat Barn | | 110X56 | 6160 | | D | OLD/PR | 59140 | .80 | .50 | 5910 |
| 7 | Grain Bin | *PP 0 | 22X14 | 380 | | C | OLD/FR | 0 | | | 0 |
| 8 | Silo | *NV 0 | 10X35 | 350 | | | OLD/PR | 0 | | | 0 |
| 9 | Lean-To | | 16X36 | 576 | | D | 1900VP | 3690 | .80 | | 740 |
| 10 | Shed | | 20X36 | 720 | | D | 1900VP | 6910 | .80 | | 1380 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| homesite | 1.0000 | | | | 17250 | 17250 | 17250 | 17250 |
| small acreage | 44.8400 | | | | 5000 | 2000 | 89680 | 89680 |

Call Back: Sign: PSN Date: 2014-10-16 Lister:

37-280010.0000-v082020R