TAYLOR CREEK TWP
BENJAMIN LOGAN SD 00390

Hardin County, Ohio
Michael T. Bacon, Auditor

42-010003.0000 AGR
F41 2026

sale

2023 DYER ANDREW R & SARAH	2020-07-31		
2024 DYER ANDREW R & SARAH	2020-07-31		
2025 DYER ANDREW R & SARAH	2020-07-31		
2026 DYER ANDREW R & SARAH E	2020-07-31	13182	64.12A
16434 CR 85	3WD		
	$0		
BELLE CENTER OH 43310			

Eff Rate:– 40.66 — 41.04 — 39.77 — 39.77 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	64.1200	64.1200	64.1200	64.1200	64.1200			
Land100%	385110	385110	385110	385110		385110	558340	558340
Bldg100%	194460	194460	194460	194460		194460	228490	228480
Totl100%	579570t	579570t	579570t	579570t		579570t	786830t	786820t
Cauv100%	193140	193140	193140	193140		385110	558340	192680
Tax Value:								
Land 35%	67600	67600	67600	67600		67600	67440	195420
Bldg 35%	68060	68060	68060	68060		68060	79970	79970
Totl 35%	135660t	135660t	135660t	135660t		135660t	147410t	275390t
Hmstd35%	46800	46800	44820	44820		44820	59090	
Owner Oc	42.52	42.46	39.72	39.72	39.72	hmstd 5250 l	39570 b	
Hmstd RB								
Net Tax	4981.06	5032.00	4874.20	4874.20	4874.20			
Cauv Sav	3403.94	2488.12	2513.30	2433.78				
Sp-Asmnt	97.14	97.14	114.56	114.56				

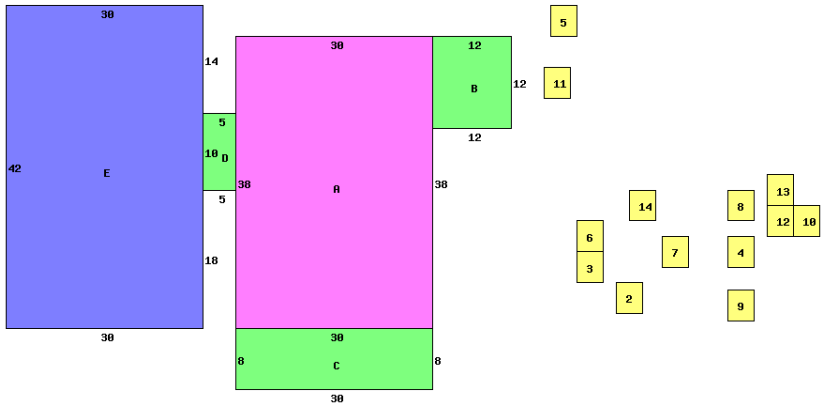
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		1140		a	*MAIN
	EFP	P		144	5760	b	PORCH
	OFP	P		240	7200	c	PORCH
	EFP	P		50	2000	d	PORCH
	F	G		1260	30240	e	GRAGE

#: 4, L/W
420100040000 26.00a

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
300	3	2020-07-31	DYER ANDREW R & SARAH E	3WD	*	0	350740	121600
212	3	2019-06-05	DYER DOUGLAS D & JENNIFER	3SD	*	0	350740	121660
584	1	1991-07-25		1UN	*	107500	0	96110
105	1	1991-02-12		1UN	*	0	0	96110

Year	Land	Bldg	Total	Net Tax
2022	37530	47800	85330	3364.32
2021	37530	47800	85330	3457.74

project			ben acres	/ %	factor
102	SHICK - LITTLE MIAMI	XA/2025			
227	REED #979 - LITTLE MIAMI	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			
278	LILES - LITTLE MIAMI	XA/2025			



16434 CR 85 43310

Occupancy 1 Single Family *DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1140	105210
	Part Upper	FRAME	1140	38900
	Basement		570	10850
	Subtotal			154960
Shingle	Roof	GABLE		

	B 1 2 U A		
Plaster/Drywall	X X	Air Conditioning	2020
Unfinished Wall	X	Plumbing	2100
Floor/Pine	X X	Garages and Carports	30240
Floor/Carpet	X X	Extra Features	14960
Number of Rooms	1 3 2	Total Value	204280
Bedrooms	1 2		
		PUB ELECTRIC	
Central Heat	A	PRIV WATER	
F/A-ELECT		PRIV SEWER	
Central A/C	X	PUB PAVED ST/RD	
Plumbing		Topo: ROLLING	
Standard	1		
Extra 3 Fixture	1	Neighborhood:	
		Code:	3900
		Dwl/Gar/NC%	1.6000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 BAF		2280		C	1920AV	204280	.55		147080
2	Crib/Grana	*SV 0	20X24	480			OLD/FR	500			500
3	Flat Barn		52X40	2080		D	OLD/GD	19970	.80	.50	2000
4	Grain Bin	*PP	20X16	320		C	2014AV	0			0
5	Grain Bin	*PP 0	18X15	270		C	1976AV	0			0
6	Lean-To	*SV 0	25X52	1300			OLD/FR	800			800
7	Grain Bin	*PP	21X15	315		C	OLD/	0			0
8	Grain Bin	*PP	20X16	320		C	2014AV	0			0
9	Grain Bin	*PP	12X13	156		C	2014AV	0			0
10	Pole Build	1	105X60	6300		C	2014AV	75600	.30		52920
11	Shed		26X70	1820		D	1900AV	17470	.65		6110
12	Lean-To		20X105	2100		C	2017AV	16800	.20		13440
13	P	CAN	20X44	880		C	2017AV	7040	.20		5630
14	Shed	*PP	10X12	120			OLD/FR	0			0

Tab #	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-	17.1290	8740	149710	2550	43680
C 2	BOB	BLOUNT SILT LOAM, 2	6.2091	8370	51970	2230	13850
C 14	GWB	GLYNWOOD SILT LOAM	.4790	7830	3750	1630	780
C 16	GYC2	GLYNWOOD CLAY LOAM	5.0983	6890	35130	870	4440
C 39	PM	PEWAMO SILTY CLAY L	31.3090	9410	294620	3450	108020
C 51	WSTL	WASTE LAND	2.0000	170	340	50	100
W 2	BOB	BLOUNT SILT LOAM, 2	.0825	4540	370	230	20
W 16	GYC2	GLYNWOOD CLAY LOAM	.0911	2120	190	230	20
W 39	PM	PEWAMO SILTY CLAY L	.0657	7790	510	230	20
670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
980	ROAD	ROAD	.6563				
			64.12		558340	(100%)	192680
					195420	(35%)	67440

CAUV # 2170

Call Back: Sign: PSN Date: 2014-11-11 Lister:
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42-010003.0000-v082020R