

TAYLOR CREEK TWP
BENJAMIN LOGAN SD

00390

Hardin County, Ohio
Michael T. Bacon, Auditor

42-010003.0000
F41

AGR
2025

sale

Eff Rate:- 43.71 — 40.66 — 41.04 — 39.77 — a/r

2022 DYER ANDREW R & SARAH	2020-07-31				
2023 DYER ANDREW R & SARAH	2020-07-31				
2024 DYER ANDREW R & SARAH	2020-07-31				
2025 DYER ANDREW R & SARAH E	2020-07-31	13182	64.12A		
16434 CR 85	3WD				
BELLE CENTER OH 43310	\$0				

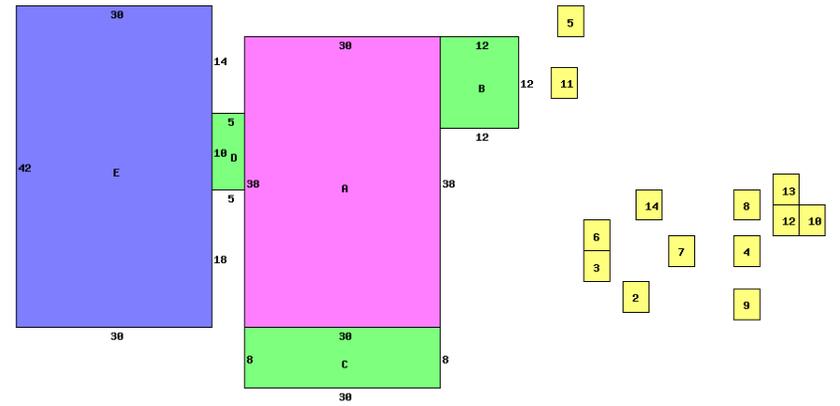
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	64.1200	64.1200	64.1200	64.1200	
Land100%	351340	385110	385110	385110	385110
Bldg100%	136570	194460	194460	194460	194470
Totl100%	487910t	579570t	579570t	579570t	579580t
Cauv100%	107230	193140	193140	193140	193130
Tax Value:					
Land 35%	37530	67600	67600	67600	134790
Bldg 35%	47800	68060	68060	68060	68060
Totl 35%	85330t	135660t	135660t	135660t	202850t
Hmstd35%	36410	46800	46800	44820	
Owner Oc	35.20	42.52	42.46	39.72	hmstd 5250 l 39570 b
Hmstd RB					
Net Tax	3364.32	4981.06	5032.00	4874.20	
Cauv Sav	3403.94	2488.12	2513.30	2433.78	
Sp-Asmnt	91.61	97.14	97.14	114.56	

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

#: 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	121660
212	3	2019-06-05	DYER DOUGLAS D & JENNIFER	3SD *	0	350740	121660
584	1	1991-07-25		LUN *	107500	0	96110
105	1	1991-02-12		LUN *	0	0	96110
Year	Land	Bldg	Total	Net Tax			
2021	37530	47800	85330	3457.74			
2020	37530	47800	85330	3230.64			

p r o j e c t		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	
Story Height	1H	Sq-Ft	Value
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		
Central Heat	A	PUB ELECTRIC	
F/A-ELECT		PRIV WATER	
Central A/C	X	PRIV SEWER	
Plumbing		PUB PAVED ST/RD	
Standard	1	Topo: ROLLING	
Extra 3 Fixture	1	Neighborhood:	
		Code:	3900
		Dwl/Gar/NC%	1.2300

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 BAF		2280		C	1920AV		204280	.55		113070
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	6030	103290	2660	45560
C 2	BOB BLOUNT SILT LOAM, 2	6.2091	5770	35830	2360	14650
C 14	GWB GLYNWOOD SILT LOAM	.4790	5400	2590	1750	840
C 16	GVC2 GLYNWOOD CLAY LOAM	5.0983	4750	24220	1050	5350
C 39	PM PEWAMO SILTY CLAY L	31.3090	6490	203200	3560	111460
C 51	WSTL WASTE LAND	2.0000	120	240	50	100
W 2	BOB BLOUNT SILT LOAM, 2	.0825	3130	260	470	40
W 16	GVC2 GLYNWOOD CLAY LOAM	.0911	1460	130	230	20
W 39	PM PEWAMO SILTY CLAY L	.0657	5370	350	1670	110
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000
980	ROAD ROAD	.6563				

64.12 385110 (100%) 193130 CAUV # 2170
134790 (35%) 67600