TAYLOR CREEK TWP
BENJAMIN LOGAN SD 00390

Hardin County, Ohio
Michael T. Bacon, Auditor

42-020017.0000 RES
F73 2026

sale

2023	WOODS HEATHER	2022-05-25	
2024	WOODS HEATHER	2022-05-25	
2025	FLAGSTAR BANK NA	2024-05-21	
2026	FLAGSTAR BANK NA	2024-05-21 10012	5.00A
	17617 TR 95	1SH	
		$152,000	
	KENTON OH 43326		

2027	EBY JOEL B	2025-10-30	
	17617 TR 95	1DD	
	KENTON OH 43326		

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

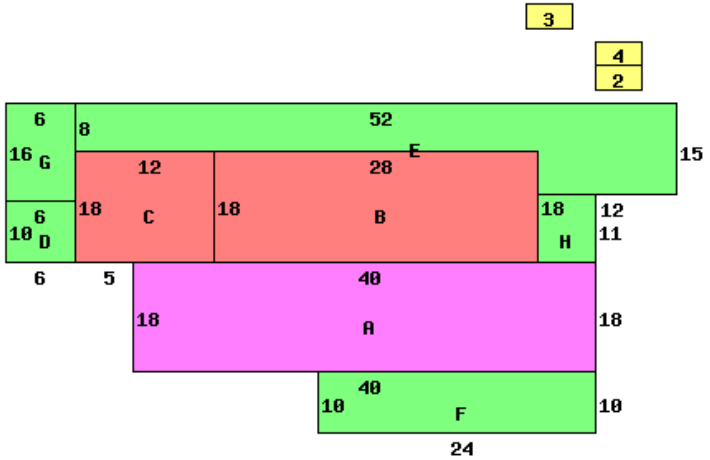
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	5.0000	5.0000	5.0000	5.0000	5.0000			
Land100%	31000	31000	31000	31000		31000	33260	33250
Bldg100%	205600	205600	205600	205600		205600	266460	266470
Totl100%	236600t	236600t	236600t	236600t		236600t	299710t	299720t
Cauv100%								
Tax Value:								
Land 35%	10850	10850	10850	10850		10850	11640	11640
Bldg 35%	71960	71960	71960	71960		71960	93260	93260
Totl 35%	82810t	82810t	82810t	82810t		82810t	104900t	104900t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	3066.52	3097.58	2999.58	2999.58	2999.58			
Sp-Asmnt	72.19	83.28	96.28	96.28				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	F/C	M		720		a	*MAIN
1HB	F	A		504		b	ADDTN
1	F/C	A		216		c	ADDTN
	DK	P		60	900	d	PORCH
	DK	P		500	7500	e	PORCH
	EFP	P		240	9600	f	PORCH
	DK	P		96	1440	g	PORCH
	DK	P		55	830	h	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
482	1	2025-10-30	EBY JOEL B	1DD	*	0	31000	205600
247	1	2025-06-03	SECRETARY OF HOUSING & UR	1WD	*	0	31000	205600
192	1	2024-05-21	FLAGSTAR BANK NA	1SH		152000	31000	205600
252	1	2022-05-25	WOODS HEATHER	1WD		264500	22200	142910
248	1	2020-06-18	SCHINESS JUDITH A	1QC	*	0	21600	119370
276	1	2015-06-05	SCHINESS JUDITH A & ETHAN	1SD		170000	20110	119230
464	0	1987-06-08			*	65000	0	40400

Year	Land	Bldg	Total	Net Tax
2022	7770	50020	57790	2251.08
2021	7770	50020	57790	2314.08

	project		ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2025			
259	MCKIRAHAN DITCH #1017 - SCIO	XA/2025			
279	SILVER CREEK - SCIOTO RIVER	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			
364	LOWE-SCIOTO RIVER	XA/2025			



17617 TR 95 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1440	113850
	Full Upper	FRAME	720	54360
	Part Upper	FRAME	504	26320
	Basement		504	9620
	Subtotal			204150
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		
Unfinished Wall	X				
Floor/Pine		X	X		
Floor/Carpet		X	X		
Floor/Tile-Lino		X			
Number of Rooms		1	6	4	
Bedrooms			3		
Fireplace					
Openings		1			
Stacks		1			
Central Heat				A	
GRAV AIR					
Central A/C				A	
Plumbing					
Standard		1			
Extra 3 Fixture		1			

Fireplaces		2000
Air Conditioning		4670
Plumbing		2100
Extra Features		20270
Total Value		233190
PUB ELECTRIC		
PRIV WATER		
PRIV SEWER		
PUB PAVED ST/RD		
Topo: ROLLING		
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	2 B F		2664		C+	OLD/GD	256510	.40		246250
2	Garage		32X26	832		C	OLD/AV	19970	.65		11180
3	Garage		18X30	540		D	1988AV	10370	.65		5810
4	Pole Build		16X24	384		C	2014AV	4610	.30		3230

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	4.0000				5000	4000	16000	16000

Call Back: Sign: PSN Date: 2014-11-11 Lister: