

TAYLOR CREEK TWP
BENJAMIN LOGAN SD

00390

Hardin County, Ohio
Michael T. Bacon, Auditor

42-020017.0000
F73

RES
2025

sale

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

| | | | | | |
|------------------------|------------|-------|-------|--|--|
| 2022 SCHINESS JUDITH A | 2020-06-18 | | | | |
| 2023 WOODS HEATHER | 2022-05-25 | | | | |
| 2024 WOODS HEATHER | 2022-05-25 | | | | |
| 2025 FLAGSTAR BANK NA | 2024-05-21 | 10012 | 5.00A | | |
| 17617 TR 95 | LSH | | | | |
| KENTON OH 43326 | \$152,000 | | | | |

| | | | | | |
|----------|---------|---------|---------|---------|---------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | CAMA |
| Prop Cls | 511 | 511 | 511 | 511 | 511 |
| Acres | 5.0000 | 5.0000 | 5.0000 | 5.0000 | |
| Land100% | 22200 | 31000 | 31000 | 31000 | 31000 |
| Bldg100% | 142910 | 205600 | 205600 | 205600 | 205590 |
| Totl100% | 165110t | 236600t | 236600t | 236600t | 236590t |
| Cauvl00% | | | | | |

| | | | | | |
|-----------------|------------|--|--|--|--|
| 2026 EBY JOEL B | 2025-10-30 | | | | |
| 17617 TR 95 | IDD | | | | |
| KENTON OH 43326 | | | | | |

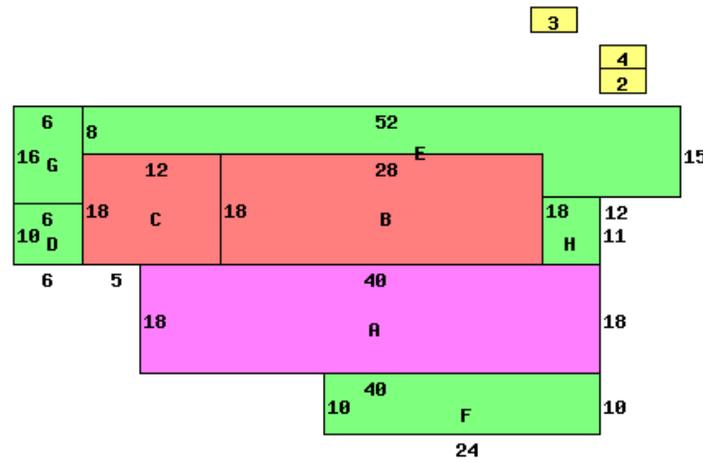
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|------------|---------|---------|---------|---------|--------|
| Tax Value: | | | | | |
| Land 35% | 7770 | 10850 | 10850 | 10850 | 10850 |
| Bldg 35% | 50020 | 71960 | 71960 | 71960 | 71960 |
| Totl 35% | 57790t | 82810t | 82810t | 82810t | 82810t |
| Hmstd35% | 53030 | | | | |
| Owner Oc | 51.26 | | | | |
| Hmstd RB | | | | | |
| Net Tax | 2251.08 | 3066.52 | 3097.58 | 2999.58 | |
| Sp-Asmnt | 72.19 | 72.19 | 83.28 | 96.28 | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | a | *MAIN |
|------|------|------|------|-------|-------|---|-------|
| 2 | F/C | M | | 720 | | | ADDN |
| 1HB | F/C | A | | 504 | | | ADDN |
| 1 | DK | P | | 216 | | | PORCH |
| | DK | P | | 60 | 900 | | PORCH |
| | DK | P | | 500 | 7500 | | PORCH |
| | DK | P | | 240 | 9600 | | PORCH |
| | DK | P | | 96 | 1440 | | PORCH |
| | DK | P | | 55 | 830 | | PORCH |

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

| Year | Land | Bldg | Total | Net Tax |
|------|------|-------|-------|---------|
| 2021 | 7770 | 50020 | 57790 | 2314.08 |
| 2020 | 7770 | 50020 | 57790 | 2159.94 |

| 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 |
| 653 LOWE-SCIOTO RIVER | | | XA/2025 |
| 364 LOWE-SCIOTO RIVER | | | XA/2025 |



17617 TR 95 43326

| Occupancy 1 Single Family | | *DWELLING COMPUTATIONS | |
|---------------------------|------------|------------------------|-------------|
| Story Height | 2 | Sq-Ft | Value |
| 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 | Fireplaces | 2000 |
| Unfinished Wall | X | Air Conditioning | 4670 |
| Floor/Pine | X X | Plumbing | 2100 |
| Floor/Carpet | X X | Extra Features | 20270 |
| Floor/Tile-Lino | X | Total Value | 233190 |
| Number of Rooms | 1 6 4 | | |
| Bedrooms | 3 | | |
| Fireplace | | PUB ELECTRIC | |
| Openings | 1 | PRIV WATER | |
| Stacks | 1 | PRIV SEWER | |
| Central Heat | A | PUB PAVED ST/RD | |
| GRAV AIR | | Topo: ROLLING | |
| Central A/C | A | Neighborhood: | |
| Plumbing | | Code: | 3900 |
| Standard | 1 | Dwl/Gar/NC% | 1.2300 |
| Extra 3 Fixture | 1 | | |

| Bldg Type | SHB+Cons | DixHt | Unit | Grade | Blt/Renov | Replace | Phy | Fnc | True |
|---------------|----------|-----------|-------|--------|-----------|----------|-------|-----|--------|
| 1 DWELLING | 2 B F | 2664 | | C+ | OLD/GD | 256510 | .40 | | 189300 |
| 2 Garage | | 32X26 | 832 | C | OLD/AV | 19970 | .65 | | 8600 |
| 3 Garage | | 18X30 | 540 | D | 1988AV | 10370 | .65 | | 4460 |
| 4 Pole Build | | 16X24 | 384 | C | 2014AV | 4610 | .30 | | 3230 |
| homesite | acres/ | effective | depth | actual | effective | extended | true | | |
| small acreage | frontage | frontage | depth | rate | rate | value | value | | |
| | 1.0000 | 4.0000 | | 15000 | 15000 | 15000 | 15000 | | |
| | | | | 5000 | 4000 | 16000 | 16000 | | |