

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					

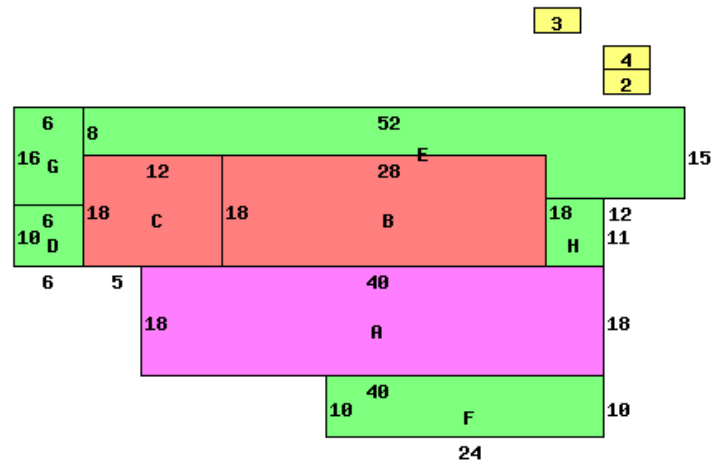
Tax Value:					
Land 35%	7770	10850	10850	10850	10850
Bldg 35%	50020	71960	71960	71960	71960
Totl 35%	57790t	82810t	82810t	82810t	82810t
Hmstd35%	53030				
Owner Oc	51.26				
Hmstd RB					
Net Tax	2251.08	3066.52	3097.58	2999.58	
Sp-Asmnt	72.19	72.19	83.28	96.28	

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

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

Call Back:

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

42-020017.0000-v082020R