TAYLOR CREEK TWP
BENJAMIN LOGAN SD 00390

Hardin County, Ohio
Michael T. Bacon, Auditor

42-020020.0000 RES
F66 2026

sale

2023	CLAYTON ALEXIS NICOLE	2022-07-07
2024	CLAYTON ALEXIS NICOLE	2022-07-07
2025	CLAYTON ALEXIS NICOLE	2022-07-07
2026	CLAYTON ALEXIS NICOLE &	2022-07-07 10012 .779A
	17594 TR 95	2WD
		$257,000
	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	.7800	.7800	.7800	.7800	.7800			
Land100%	13510	13510	13510	13510		13510	15540	15530
Bldg100%	158000	158000	158000	158000		158000	205510	205510
Totl100%	171510t	171510t	171510t	171510t		171510t	221060t	221040t
Cauv100%								
Tax Value:								
Land 35%	4730	4730	4730	4730		4730	5440	5440
Bldg 35%	55300	55300	55300	55300		55300	71930	71930
Totl 35%	60030t	60030t	60030t	60030t		60030t	77370t	77360t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	2222.94	2245.46	2174.42	2174.42	2174.42			
Sp-Asmnt	33.66	42.58	55.58	55.58				

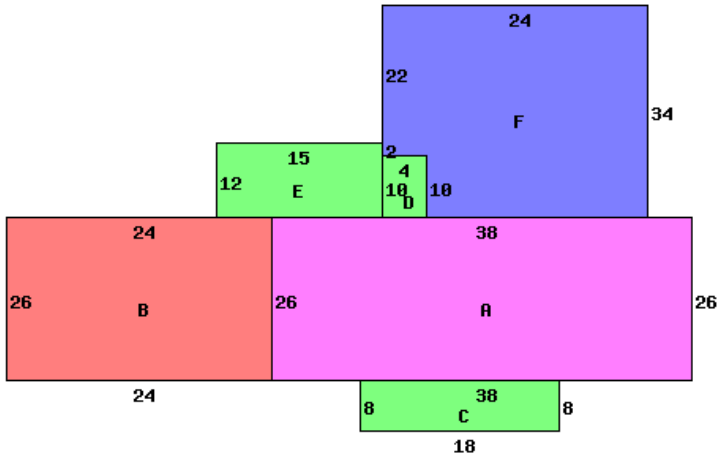
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		988		a	*MAIN
1	F/C	A		624		b	ADDTN
	EFP	P		144	5760	c	PORCH
	OFP	P		40	1200	d	PORCH
	DK	P		180	2700	e	PORCH
	F	G		776	18620	f	GRAGE

gas fireplace

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
348	2	2022-07-07	CLAYTON ALEXIS NICOLE & C	2WD	257000	11340	138310
73	1	1990-01-31		1UN *	0	0	41910

Year	Land	Bldg	Total	Net Tax
2022	3970	48410	52380	2036.16
2021	3970	48410	52380	2093.20

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		



17594 TR 95 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1612	123670
	Basement		988	18430
	Subtotal			142100
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	988 sq ft	Basement Finish	10630
Panelled Wall	X		Garages and Carports	18620
Floor/Carpet	X		Extra Features	12140
Floor/Tile-Lino	L		Total Value	183490
Number of Rooms	3 5			
Bedrooms	1 2		PUB ELECTRIC	
			PRIV WATER	
Central Heat	A		PRIV SEWER	
FORCED AIR			PUB PAVED ST/RD	
Plumbing			Topo: ROLLING	
Standard	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 B F		2600		C	1974GD	183490	.30		205510

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	.7800				17250	17250	15530	15530

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