

TAYLOR CREEK TWP
BENJAMIN LOGAN SD

00390

Hardin County, Ohio
Michael T. Bacon, Auditor

42-030001.0000
C16

RES
2025

sale

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

2022	HANCOCK SETH J	2017-03-31		
2023	HANCOCK SETH J	2017-03-31		
2024	HANCOCK SETH J	2017-03-31		
2025	HANCOCK SETH J	2017-03-31	10012 1.214A	
	19484 CR 115	3WD		
		\$210,500		
	KENTON OH 43326			

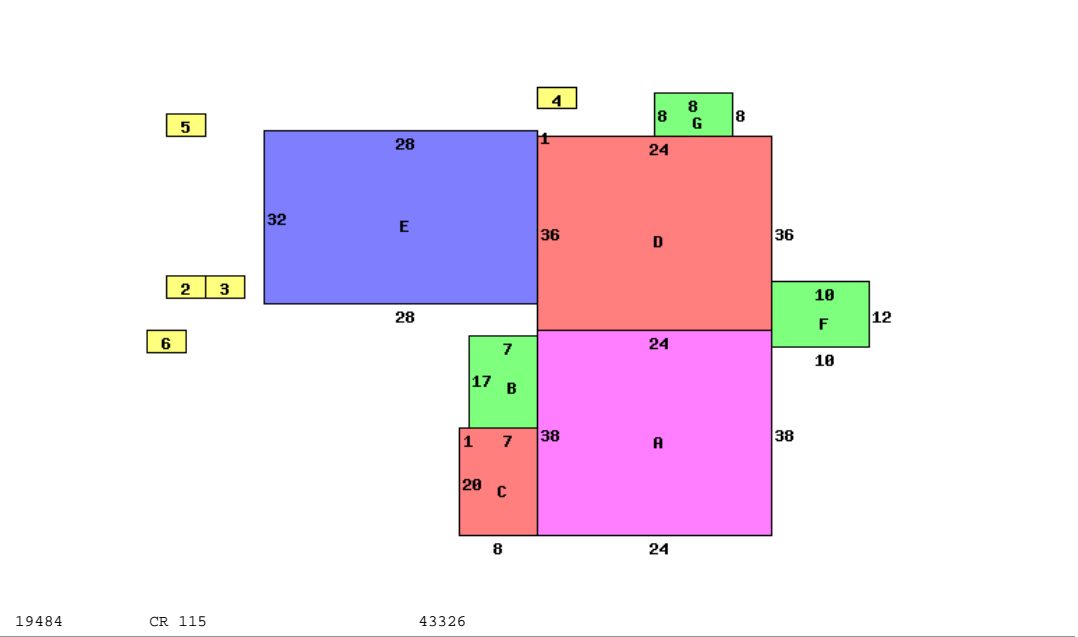
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	1.2140	1.2140	1.2140	1.2140	
Land100%	13230	16060	16060	16060	16070
Bldg100%	64110	100030	100030	100030	100030
Totl100%	77340t	116090t	116090t	116090t	116100t
Cauv100%					
Tax Value:					
Land 35%	4630	5620	5620	5620	5620
Bldg 35%	22440	35010	35010	35010	35010
Totl 35%	27070t	40630t	40630t	40630t	40640t
Hmstd35%	24170	36650	36650	36650	
Owner Oc	23.36	33.30	33.26	32.48	hmstd 5250 l 31400 b
Hmstd RB					
Net Tax	1055.10	1471.26	1486.54	1439.22	
Sp-Asmnt	23.38	23.38	29.71	42.71	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		912			
	OFFP	P		119	3570	b	PORCH
1	F/C	A		160		c	ADDTN
1	F/C	A		864		d	ADDTN
	F2	G		896	21500	e	GRAGE
	FFP	P		120	4800	f	PORCH
	STP	P		64	260	g	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
134	3	2017-03-31	HANCOCK SETH J	3WD	210500	10510	46030
572	2	2003-12-16	BECHTEL THOMAS J & REBEC	2SD *	0	8000	42200
1032	1	1990-12-20		1UN *	20000	0	10710
83	0	1987-02-09		*	0	0	15000
742	0	1985-10-24		*	14250	0	15000

Year	Land	Bldg	Total	Net Tax
2021	4630	22440	27070	1084.60
2020	4630	22440	27070	1012.42

project	ben acres	/	%	factor
902 MAIN DISTRICT CONSERVANCY				XA/2025
280 YELVERTON - LITTLE MIAMI RIV				XA/2025
500 HARDIN COUNTY LANDFILL				XA/2025
548 SOUTHFORK MAINT - LOGAN CO				XA/2021
653 LOWE-SCIOTO RIVER				XA/2025
364 LOWE-SCIOTO RIVER				XA/2025



Occupancy 1 Single Family		*DWELLING COMPUTATIONS
Story Height 1		Sq-Ft Value
Floor Level	Main	FRAME 1936 135350
Shingle	Subtotal	135350
	B 1 2 U A	
Plaster/Drywall	D	Air Conditioning 3310
Floor/Carpet	X	Plumbing 2100
Floor/Tile-Lino	L	Garages and Carports 21500
Number of Rooms	5	Extra Features 8630
Bedrooms	2	Total Value 170890
Central Heat	A	PUB ELECTRIC
FORCED AIR		PRIV WATER
Central A/C	A	PRIV SEWER
Plumbing		PUB PAVED ST/RD
Standard	1	
Extra 3 Fixture	1	Neighborhood:
		Code: 3910
		Dwl/Gar/NC% .7500

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 F/C	1936	8X54		C	OLD/VG		170890	.30		89720
2 P	CAN0	432	30X54		C	2002AV		3460	.55		1560
3 Pole Build	F 0	1620			C	1996GD		19440	.55		8750
4 Shed		0			D	1960AV		0	.65		0
5 Shed	*PP	8X10			D	OLD/		0			0
6 POND	*.25A	0			D	OLD/		0			0
	acres/	effective	depth	actual	effective	extended	true				
homesite	frontage	frontage	depth	rate	rate	value	value				
small acreage	1.0000			15000	15000	15000	15000				
	.2140			5000	5000	1070	1070				