TAYLOR CREEK TWP
BENJAMIN LOGAN SD 00390

Hardin County, Ohio
Michael T. Bacon, Auditor

42-030001.0000 RES
C16 2026

sale

2023 HANCOCK SETH J	2017-03-31	
2024 HANCOCK SETH J	2017-03-31	
2025 HANCOCK SETH J	2017-03-31	
2026 HANCOCK SETH J	2017-03-31 10012 1.214A	
19484 CR 115	3WD	
	$210,500	
KENTON OH 43326		

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

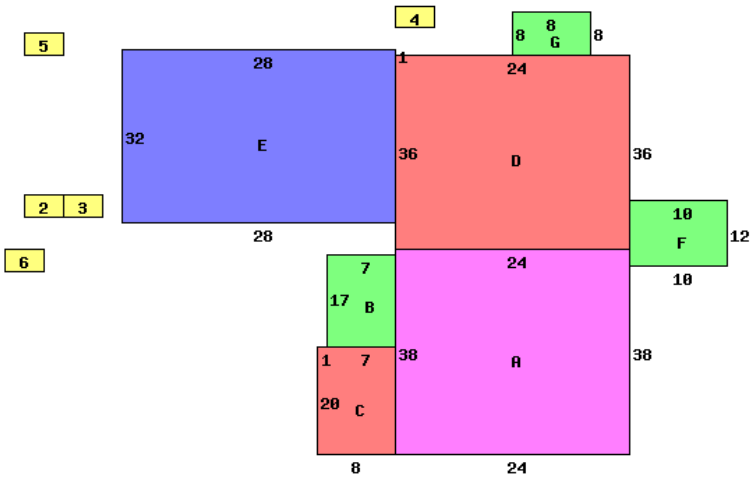
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	1.2140	1.2140	1.2140	1.2140	1.2140			
Land100%	16060	16060	16060	16060		16060	18310	18320
Bldg100%	100030	100030	100030	100030		100030	117970	117970
Totl100%	116090t	116090t	116090t	116090t		116090t	136290t	136290t
Cauv100%								
Tax Value:								
Land 35%	5620	5620	5620	5620		5620	6410	6410
Bldg 35%	35010	35010	35010	35010		35010	41290	41290
Totl 35%	40630t	40630t	40630t	40630t		40630t	47700t	47700t
Hmstd35%	36650	36650	36650	36650		36650	43720	
Owner Oc	33.30	33.26	32.48	32.48	32.48	hmstd 5250 l	31400 b	
Hmstd RB								
Net Tax	1471.26	1486.54	1439.22	1439.22	1439.22			
Sp-Asmnt	23.38	29.71	42.71	42.71				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		912		a	*MAIN
	OFP	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
	EFP	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
2022	4630	22440	27070	1055.10
2021	4630	22440	27070	1084.60

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			
364 LOWE-SCIOTO RIVER	XA/2025			



19484 CR 115 43326

Occupancy 1 Single Family

B 1 2 U A

				*DWELLING COMPUTATIONS	Sq-Ft	Value
Story Height	1					
Floor Level	Main	FRAME			1936	135350
	Subtotal					135350
Shingle	Roof	GABLE				
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%		.9000

	Bldg Type	SHB+	Cons	DixHt	FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1	F/C			1936		C	OLD/VG	170890	.30		107660
2	P		CAN0	8X54		432		C	2002AV	3460	.55		1560
3	Pole Build		F 0	30X54		1620		C	1996GD	19440	.55		8750
4	Shed					0		D	1960AV	0	.65		0
5	Shed	*PP		8X10		80			OLD/	0			0
6	POND	*.25A				0			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	.2140				5000	5000	1070	1070

Call Back: Sign: PSN Date: 2016-01-28 Lister:

42-030001.0000-v082020R