

TAYLOR CREEK TWP  
BENJAMIN LOGAN SD

00390

Hardin County, Ohio  
Michael T. Bacon, Auditor

42-080001.0000  
E01

AGR  
2025

sale

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

2022	BILLENSTEIN JEFFRY D	2016-04-11			
2023	BILLENSTEIN JEFFRY D	2016-04-11			
2024	BILLENSTEIN JEFFRY D	2016-04-11			
2025	BILLENSTEIN JEFFRY D & 19000 CR 115	2016-04-11	10012 10013	24.387A	2WD
					\$425,000
KENTON OH 43326					

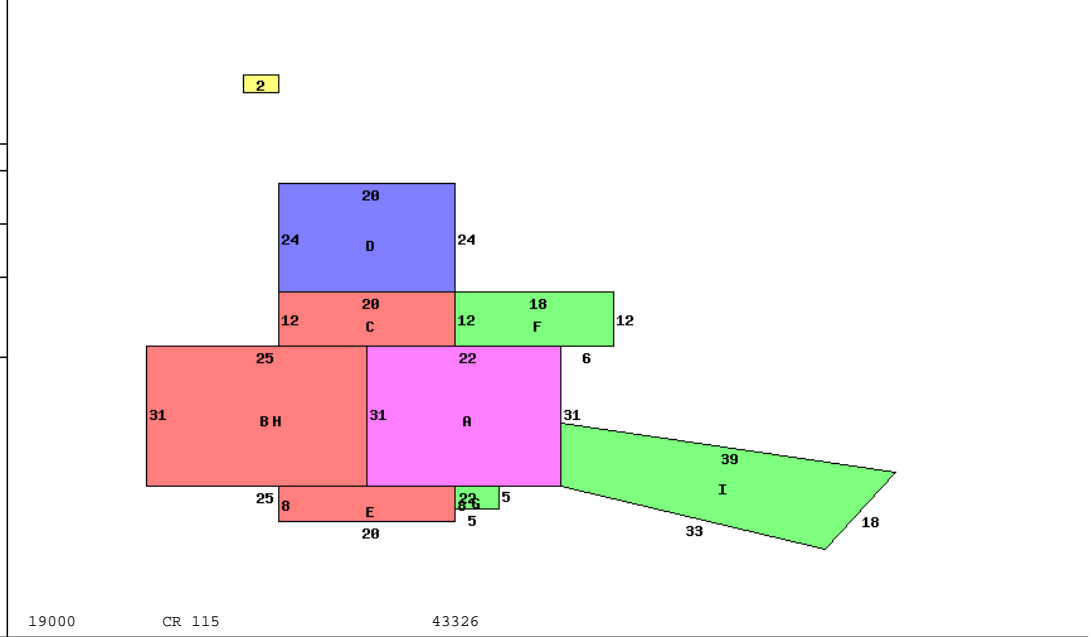
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	24.3870	24.3870	24.3870	24.3870	
Land100%	124710	137510	137510	137510	137520
Bldg100%	257340	282110	282110	282110	282120
Totl100%	382060t	419630t	419630t	419630t	419640t
Cauv100%	41430	71140	71140	71140	71130
Tax Value:					
Land 35%	14500	24900	24900	24900	48130
Bldg 35%	90070	98740	98740	98740	98740
Totl 35%	104570t	123640t	123640t	123640t	146870t
Hmstd35%	84400	90550	90550	90550	
Owner Oc	81.58	82.26	82.16	80.26	hmstd 5250 l 85300 b
Hmstd RB					
Net Tax	4084.48	4496.22	4542.68	4398.26	
Cauv Sav	1161.34	860.24	868.94	841.46	
Sp-Asmnt	25.90	25.90	41.69	45.20	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 B+	B	M		682		a	ADDTN
1 B	B	A		775		b	ADDTN
1	B	A		240		c	GRAGE
	B	G		480	13440	d	ADDTN
1	B	A		160		e	PORCH
	PAT	P		216	650	f	PORCH
	DK	P		25	380	g	OTHER
	CATH	X		775		h	PORCH
	PAT	P		577	1730	i	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
120	2	2016-04-11	BILLENSTEIN JEFFRY D & LE	2WD	425000	157910	213490
478	1	2003-10-17	DEAN RICHARD & MARCIA A	1QC *	0	72770	146940

Year	Land	Bldg	Total	Net Tax
2021	14500	90070	104570	4198.56
2020	14500	90070	104570	3919.80

Project	ben acres	%	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
279 SILVER CREEK - SCIOTO RIVER			XA/2025
364 LOWE-SCIOTO RIVER			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025



Occupancy	Single Family	*DWELLING COMPUTATIONS
Story Height	1H	Sq-Ft Value
Floor Level	Main	BRICK 1857 144660
	Qtr Story	BRICK 682 3160
	Basement	1457 26960
	Subtotal	174780
Metal	Roof	GABLE
Plaster/Drywall	X X X	1457 sq ft Basement Finish 15500
Panelled Wall	X	1457 sq ft Attic Finish 21230
Floor/Carpet	X X	Air Conditioning 5810
Floor/Tile-Lino	X	Plumbing 3500
Number of Rooms	4 4 1	Garages and Carports 13440
Bedrooms	2 1 1	Extra Features 2760
		Total Value 237020
Heat Pump	A	
Central A/C	A	PUB PAVED ST/RD
Plumbing		PUB SIDEWALK
Standard	1	Topo: LEVEL
Extra 3 Fixture	1	
Extra 2 Fixture	1	Neighborhood: Code: 3900
		Dwl/Gar/NC% 1.2300

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1+B F		4771		C+	1996AV		260720	.24		243720
2 Pole Build	1	100X80	8000		C	1994AV		96000	.60		38400

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	5.0434	6030	30410	2660	13420
C 2	BOB BLOUNT SILT LOAM, 2	2.0550	5770	11860	2360	4850
C 15	GYB2 GLYNWOOD CLAY LOAM	3.5943	5020	18040	1230	4420
C 28	MO MONTGOMERY SILTY CL	2.9296	5880	17230	3000	8790
C 39	PM PEWAMO SILTY CLAY L	6.9000	6490	44780	3560	24560
C 51	WSTL WASTE LAND	1.7000	120	200	50	90
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000
980	ROAD ROAD	1.1647				

24.387	137520	(100%)	71130	CAUV # 1710
	48130	( 35%)	24900	

Call Back:

Sign: PSN Date: 2014-11-25 Lister:

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