TAYLOR CREEK TWP
BENJAMIN LOGAN SD 00390

Hardin County, Ohio
Michael T. Bacon, Auditor

42-140031.0000 RES
D53 2024

sale

2021 BROWN RICK L	2008-03-13
2022 BROWN RICK L	2008-03-13
2023 BROWN RICK L	2008-03-13
2024 BROWN RICK L	2008-03-13 9992 2.911A
20477 TR 133	1SH
	$106,666
RUSHSYLVANIA OH 43347	

Orig Tax Year 2008
Parent: 42-140014.0000

2025 KISER KELLY JO	2024-02-22
20477 TR 133	1QC
RUSHSYLVANIA OH 43347	

Eff Rate: – 44.85 — 43.71 — 40.66 — 41.04 — a/r

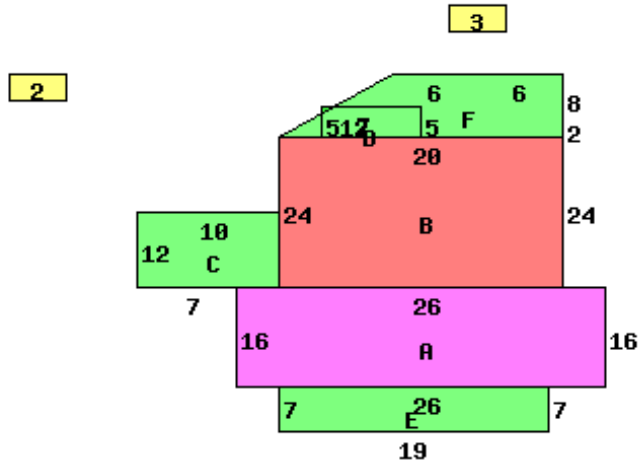
Tax Year	2021	2022	2023	2024	CAMA
Prop Cls	511	511	511	511	511
Acres	2.9110	2.9110	2.9110	2.9110	
Land100%	17630	17630	23400	23400	23410
Bldg100%	55510	55510	65110	65110	65110
Totl100%	73140t	73140t	88510t	88510t	88520t
Cauv100%	206660	206660	206660	206660	
Tax Value:					
Land 35%	6170	6170	8190	8190	8190
Bldg 35%	19430	19430	22790	22790	22790
Totl 35%	25600t	25600t	30980t	30980t	30980t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1048.04	1019.90	1147.22	1158.82	
Sp-Asmnt	20.18	23.18	23.18	28.03	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		416		a	*MAIN
1	F/C	A		480		b	ADDTN
	DK	P		120	1800	c	PORCH
	EFP	P		35	1400	d	PORCH
	STP	P		133	530	e	PORCH
	DK	P		125	1880	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
104	1	2024-02-22	KISER KELLY JO	1QC *	0	23400	65110
125	1	2008-03-13	BROWN RICK L	1SH *	106666	0	0
34	1	2007-01-22	BROWN JAY	1CT *	0	0	0

Year	Land	Bldg	Total	Net Tax
2020	6170	19430	25600	980.02
2019	5960	15940	21900	819.36

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2024			
500 HARDIN COUNTY LANDFILL	XA/2024			
333 TAYLOR CREEK #1096 - SCIOTO	XA/2024			



20477 TR 133 43347

Occupancy 1 Single Family

Story Height 1H
Floor Level

			Sq-Ft	Value
Main	FRAME		896	102130
Part Upper	FRAME		416	22960
Subtotal				125090
Roof	GABLE			

*DWELLING COMPUTATIONS

Metal

	B	1	2	U	A
Plaster/Drywall	X	X			
Floor/Pine	X	X			
Number of Rooms	6	2			
Bedrooms	1	2			
Central Heat	A				
ELECTRIC					
Plumbing					
Standard	1				

Extra Features	5610
Total Value	130700

PUB ELECTRIC
PRIV WATER
PRIV SEWER
PUB PAVED ST/RD
Topo: ROLLING

Neighborhood:

Code:	3900
Dwl/Gar/NC%	1.2300

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1H F/C		1312		C-	OLD/AV	117630	.55		65110
2	Crib/Grana	*NV	8X16	120			OLD/VP	0			0
3	Pool	*PP		0			2020AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				15000	15000	15000	15000
small acreage	1.6810				5000	5000	8410	8410
road	.2300							

Call Back: Sign: PSN Date: 2014-11-24 Lister: 42-140031.0000-v082020R