JACKSON TWP
NORTHERN SD 00200

Hardin County, Ohio
Michael T. Bacon, Auditor

21-060019.0000 RES
G29 2026

## sale

2023 MCBRIDE RODNEY LAINE
2024 MCBRIDE RODNEY LAINE
2025 MCBRIDE RODNEY LAINE
2026 MCBRIDE RODNEY LAINE PT SW 1/4 NW 1/4 S14
2512 CR 175 2.859A
$0
FOREST OH 45843

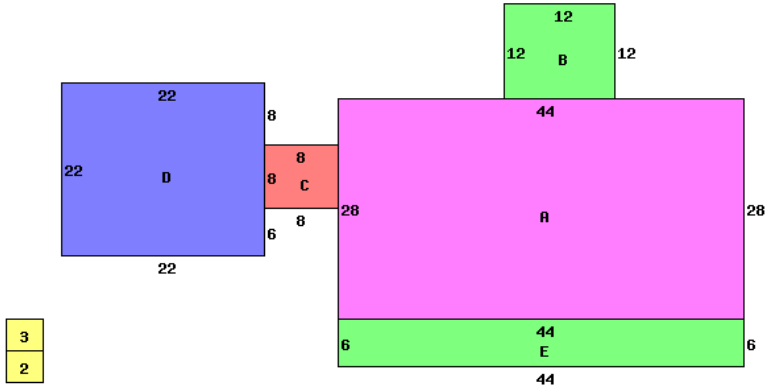
Eff Rate:- 38.44 — 38.71 — 38.56 — 38.57 — a/r

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
| Prop Cls | 511 | 511 | 511 | 511 | 0 | 511 | 511 | 511 |
| Acres | 2.8600 | 2.8600 | 2.8600 | 2.8600 | 2.8600 | | | |
| Land100% | 24310 | 24310 | 24310 | 24310 | | 24310 | 26540 | 26550 |
| Bldg100% | 163800 | 163800 | 163800 | 163800 | | 163800 | 208830 | 208820 |
| Totl100% | 188110t | 188110t | 188110t | 188110t | | 188110t | 235370t | 235370t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 8510 | 8510 | 8510 | 8510 | | 8510 | 9290 | 9290 |
| Bldg 35% | 57330 | 57330 | 57330 | 57330 | | 57330 | 73090 | 73090 |
| Totl 35% | 65840t | 65840t | 65840t | 65840t | | 65840t | 82380t | 82380t |
| Hmstd35% | 61900 | 61900 | 61550 | 61550 | | 61550 | 78100 | |
| Owner Oc | 52.80 | 52.60 | 52.06 | 52.06 | 52.06 | hmstd 5250 l | 56300 b | |
| Hmstd RB | 313.38 | 337.74 | 348.46 | 348.46 | 348.46 | | | |
| Net Tax | 1939.92 | 1935.04 | 1916.04 | 1916.04 | 1916.04 | | | |
| Sp-Asmnt | 22.00 | 18.00 | 21.00 | 21.00 | | | | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1 B | F | M | | 1232 | | a | *MAIN |
| | OFP | P | | 144 | 4320 | b | PORCH |
| 1 | F/C | A | | 64 | | c | ADDTN |
| | F2 | G | | 484 | 11620 | d | GRAGE |
| | OFP | P | | 264 | 7920 | e | PORCH |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 6360 | 49480 | 55840 | 2040.04 |
| 2021 | 6360 | 49480 | 55840 | 2050.86 |

| project | | ben acres | / % | factor |
|---|---|---|---|---|
| 921 | BLANCHARD RIVER MAINT | XA/2023 | | |
| 500 | HARDIN COUNTY LANDFILL | XA/2025 | | |
| 235 | KELLOGG #983 - BLANCHARD | XA/2025 | | |




2512 CR 175 45843

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1 | | | | |
| Floor Level | Main | FRAME | 1296 | 107140 |
| | Basement | | 1232 | 22940 |
| | Subtotal | | | 130080 |
| Shingle | Roof | GABLE | | |

| | B 1 2 U A | | | |
|---|---|---|---|---|
| Plaster/Drywall | X X | 820 sq ft | Basement Finish | 8940 |
| Floor/Carpet | X X | | Fireplaces | 2000 |
| Number of Rooms | 1 6 | | Air Conditioning | 2330 |
| Bedrooms | 3 | | Plumbing | 2100 |
| | | | Garages and Carports | 11620 |
| Fireplace | | | Extra Features | 12240 |
| Openings | 1 | | Total Value | 169310 |
| Stacks | 1 | | | |
| Central Heat | A | | PUB ELECTRIC | |
| FORCED AIR | | | PRIV WATER | |
| Central A/C | A | | PRIV SEWER | |
| Plumbing | | | PUB PAVED ST/RD | |
| Standard | 1 | | Topo: STEEP | |
| Extra 3 Fixture | 1 | | | |
| | | | Neighborhood: | |
| | | | Code: | 2000 |
| | | | 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 | | 2116 | | C | 1988GD | 169310 | .24 | | 205880 |
| 2 | Shed | F 0 | 18X28 | 504 | | D | 1978GD | 4840 | .60 | | 1940 |
| 3 | P | CAN | 14X28 | 392 | | D | 1979GD | 2510 | .60 | | 1000 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| homesite | 1.0000 | | | | 17250 | 17250 | 17250 | 17250 |
| small acreage | 1.8600 | | | | 5000 | 5000 | 9300 | 9300 |

Call Back: Sign: PSN Date: 2015-11-05 Lister: