

MCDONALD TWP
UPPER SCIOTO SD

00300

Hardin County, Ohio
Michael T. Bacon, Auditor

31-260031.0000
J64

RES
2025

sale

Eff Rate:- 44.45 — 40.66 — 39.34 — 39.29 — a/r

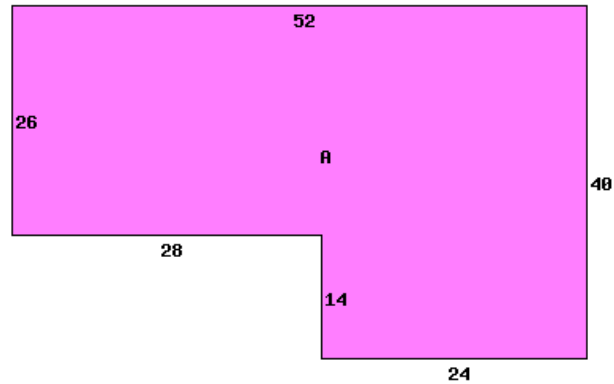
2022 RITCHEY DONALD A & KA	2012-04-11			
2023 RITCHEY DONALD A & KA	2012-04-11			
2024 WATTS TRACY M & MARIA	2023-07-25			
2025 WATTS TRACY M & MARIANN	2023-07-25	10312	4.414A	
4457 CR 150 REAR	LSD			
KENTON OH 43326	\$131,540			

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	4.4100	4.4100	4.4100	4.4100	
Land100%	21090	32140	32140	32140	32150
Bldg100%	104630	107400	107400	107400	107390
Totl100%	125710t	139540t	139540t	139540t	139540t
Cauv100%					
Tax Value:					
Land 35%	7380	11250	11250	11250	11250
Bldg 35%	36620	37590	37590	37590	37590
Totl 35%	44000t	48840t	48840t	48840t	48840t
Hmstd35%		42620	42620	42620	
Owner Oc			35.28	35.28	
Hmstd RB					
Net Tax	1771.42	1815.74	1724.34	1721.94	
Sp-Asmnt	25.38	25.38	53.08	53.08	

SHB+ 1 B	CONS F	TYPE M	FACT	SQ-FT 1688	VALUE	a	*MAIN
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
292	1	2023-07-25	WATTS TRACY M & MARIANNA	LSD	131540	21090	104630
139	1	2012-04-11	RITCHEY DONALD A & KARLA	LSD	80000	18970	89230
501	1	1995-06-09	WATTS J ASTER & DRUCILLA	WD *	0	11110	47800
716	1	1990-09-07		LUN *	0	0	40110
551	0	1987-06-24		*	30000	0	42230

Year	Land	Bldg	Total	Net Tax
2021	7380	36620	44000	1872.18
2020	7380	36620	44000	1897.94

project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025



4457 CR 150 (REAR) 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	Floor Level	Sq-Ft	Value
1	Main	1688	126450
	Basement	1688	31230
	Subtotal		157680
Shingle	Roof		
B 1 2 U A	GABLE		
Plaster/Drywall	X	Plumbing	3500
Unfinished Wall	X	Extra Features	1650
Floor/Pine	X	Total Value	162830
Floor/Carpet	X		
Number of Rooms	6	PUB ELECTRIC	
Bedrooms	4	PRIV WATER	
		PRIV SEWER	
Central Heat	A	PUB PAVED ST/RD	
FORCED AIR			
Plumbing		Neighborhood:	
Standard	1	Code:	3100
Extra 3 Fixture	1	Dwl/Gar/NC%	1.1800
Extra 2 Fixture	1		

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
		FtxFt	Area	Rate	Cond	Value	Dpr	Dpr	Value
1 DWELLING	1 B F	1688	1688		C-	1973FR	146550	.40	103760
2 Pole Build		28X36	1008		C	1980FR	12100	.70	3630
homesite	acres/	effective	depth	actual	effective	extended	true		
small acreage	frontage	frontage	depth	factor	rate	value	value		
	1.0000				18000	18000	18000		18000
	3.4100				5000	4150	14150		14150

Call Back:

Sign: PSN Date: 2014-11-03 Lister:

31-260031.0000-v082020R