MCDONALD USV RHD FIRE DISTRICT
00305

Hardin County, Ohio
Michael T. Bacon, Auditor

45-270005.0000 RES
I12 2026

sale

2023 FLEMING ERIN R	2019-11-26	
2024 FLEMING ERIN R	2019-11-26	
2025 FLEMING ERIN R	2019-11-26	
2026 FLEMING ERIN R	2019-11-26 13360 2.922A	
14680 TR 55	1SH	
	$14,000	
KENTON OH 43326		

2028 COLLINS ERIN R & MAXWEL	2026-01-28	
14680 TR 55	1QC	
KENTON OH 43326		

Eff Rate:– 40.66 — 39.34 — 39.29 — 39.29 — a/r

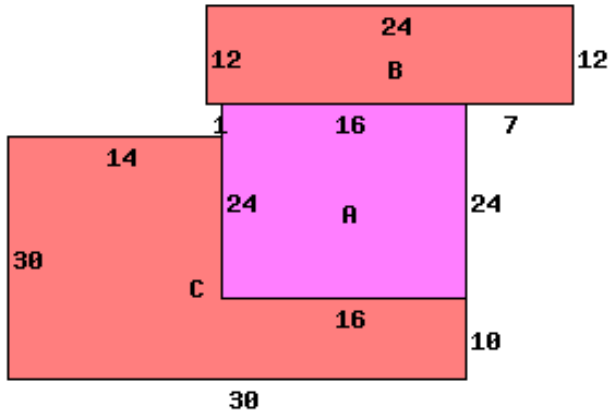
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	2.9220	2.9220	2.9220	2.9220	2.9220			
Land100%	23600	23600	23600	23600		23600	26310	26310
Bldg100%	79830	79830	79830	79830		79830	104860	104860
Totl100%	103430t	103430t	103430t	103430t		103430t	131170t	131170t
Cauv100%								
Tax Value:								
Land 35%	8260	8260	8260	8260		8260	9210	9210
Bldg 35%	27940	27940	27940	27940		27940	36700	36700
Totl 35%	36200t	36200t	36200t	36200t		36200t	45910t	45910t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1345.82	1304.24	1302.44	1302.44	1302.44			
Sp-Asmnt	28.13	53.30	53.30	53.30				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		384		a	*MAIN
1	F/C	A		288		b	ADDTN
1	M	A		580		c	ADDTN

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
50	1	2026-01-28	COLLINS ERIN R & MAXWELL	1QC	*	0	23600	79830
534	1	2019-11-26	FLEMING ERIN R	1SH	*	14000	15370	23940
27	1	2014-01-21	FOX BRENDA SUE	1AF	*	0	30310	24970
363	1	2006-09-07	FOX DANIEL LEE & BRENDA	1SD	*	0	29710	26710
540	1	2006-09-05	FOX DANIEL LEE ETAL	1WD		34900	29710	26710
539	1	2006-09-05	CITI FINANCIAL MORTGAGE	1SH		39900	29710	26710
319	1	1998-07-22	KINDLE GARY MELVIN & KAR	1WD	*	0	28800	10600
538	1	1995-06-21	KINDLE GARY MELVIN	WD	*	0	0	10800
499	1	1993-06-10	KINDLE MINERVA HELEN	1CT	*	0	0	32710

Year	Land	Bldg	Total	Net Tax
2022	5590	10410	16000	644.16
2021	5590	10410	16000	680.80

project			ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2025			
135	BADER #888 SCIOTO RIVER MCDO	XA/2025			
298	HUGHES #1053 - SCIOTO RIVER	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			



14680 TR 55 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1T				
Floor Level	Main	FRAME	1252	103500
	Part Upper	FRAME	384	21730
	Basement		384	7420
	Subtotal			132650
Metal	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		
Unfinished Wall	X				
Floor/Pine		X	X		
Number of Rooms	1	4	2		
Bedrooms		1	2		
Central Heat			A		
FORCED AIR					
Plumbing					
Standard	1				

Total Value 132650

Neighborhood:
Code: 3100
Dwl/Gar/NC% 1.5500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1HB F		1636		D+	OLD/GD	112750	.40		104860
2	SHED/CANP	*NV		0			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	1.1220				5000	5000	5610	5610
road	.8000							

Call Back: Sign: PSN Date: 2014-11-04 Lister:

45-270005.0000-v082020R