

MCDONALD USV RHD FIRE DISTRICT

00305

Hardin County, Ohio  
Michael T. Bacon, Auditor

45-270008.0000  
I24

RES  
2025

sale

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

2022 WALTERS JUSTIN L	2019-10-23			
2023 WALTERS JUSTIN L	2019-10-23			
2024 WALTERS JUSTIN L	2019-10-23			
2025 WALTERS JUSTIN L	2019-10-23	13360	3.032A	
15545 TR 65	2WD			
		\$169,900		
BELLE CENTER OH 43310				

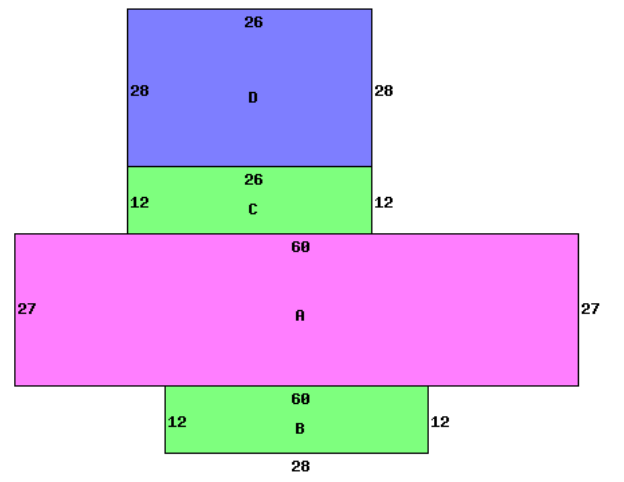
Tax Year	2022	2023	2024	2025	
Prop Cls	561	561	561	561	CAMA 561
Acres	3.0320	3.0320	3.0320	3.0320	
Land100%	18690	28170	28170	28170	28160
Bldg100%	86660	127660	127660	127660	127660
Totl100%	105340t	155830t	155830t	155830t	155820t
Cauv100%					
Tax Value:					
Land 35%	6540	9860	9860	9860	9860
Bldg 35%	30330	44680	44680	44680	44680
Totl 35%	36870t	54540t	54540t	54540t	54540t
Hmstd35%	32380	47590	47590	47590	
Owner Oc	33.90	41.46	39.40	39.40	hmstd 6300 l 41290 b
Hmstd RB					
Net Tax	1450.48	1986.20	1925.60	1922.90	
Sp-Asmnt	45.76	49.16	83.31	83.31	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE			
1	F/C	M		1620		a	*MAIN	
	PAT	P		336	1010	b	PORCH	
	EFP	P		312	12480	c	PORCH	
	F	G		728	17470	d	GRAGE	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
480	2	2019-10-23	WALTERS JUSTIN L	2WD	169900	18090	73140
162	1	2011-05-02	RISNER SEAN D	1WD *	37500	16490	74340
494	1	2010-10-26	BENEFICIAL OHIO INC	LSH *	84552	16490	74340
273	1	2001-06-08	CANNODE GEORGE R & STEPH	1SD	7000	4540	0
690	1	1992-07-22		1UN *	0	0	19310

Year	Land	Bldg	Total	Net Tax
2021	6540	30330	36870	1532.96
2020	6540	30330	36870	1590.36

Project		ben acres		/ % factor	
902	MAIN DISTRICT CONSERVANCY				
135	BADER #888 SCIOTO RIVER MCDO				
177	RITTER #975 SCIOTO RIVER MCD				
500	HARDIN COUNTY LANDFILL				



4 2 3

15545 TR 65 43310

Occupancy 4 M/H on Real Estate				*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value		
Floor Level	Main	FRAME	1620	124290	
Shingle	Roof	GABLE		124290	
B 1 2 U A					
Plaster/Drywall	D	Air Conditioning		2880	
Floor/Carpet	X	Plumbing		2100	
Floor/Tile-Lino	X	Garages and Carports		17470	
Number of Rooms	6	Extra Features		13490	
Bedrooms	4	Total Value		160230	
Central Heat	A	PUB ELECTRIC			
FORCED AIR		PRIV WATER			
Central A/C	A	PRIV SEWER			
Plumbing		PUB PAVED ST/RD			
Standard	1				
Extra 3 Fixture	1	Neighborhood:			
		Code:		3100	
		Dwl/Gar/NC%		1.1800	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Phy	Fnc	True
1 MH/REAL	1 F/C	27X60	1620	MHD	2001AV	128180	.22
2 Pole Barn		30X40	1200	C	2000FR	14400	.60
3 P	CAN	14X40	560	C	2012FR	4480	.40
4 Lean-To		12X32	384	C	2000FR	3070	.60
		acres/	effective	depth	actual	effective	extended
homesite		frontage	frontage	depth	rate	rate	value
small acreage		1.0000			18000	18000	18000
		2.0320			5000	5000	10160
							10160