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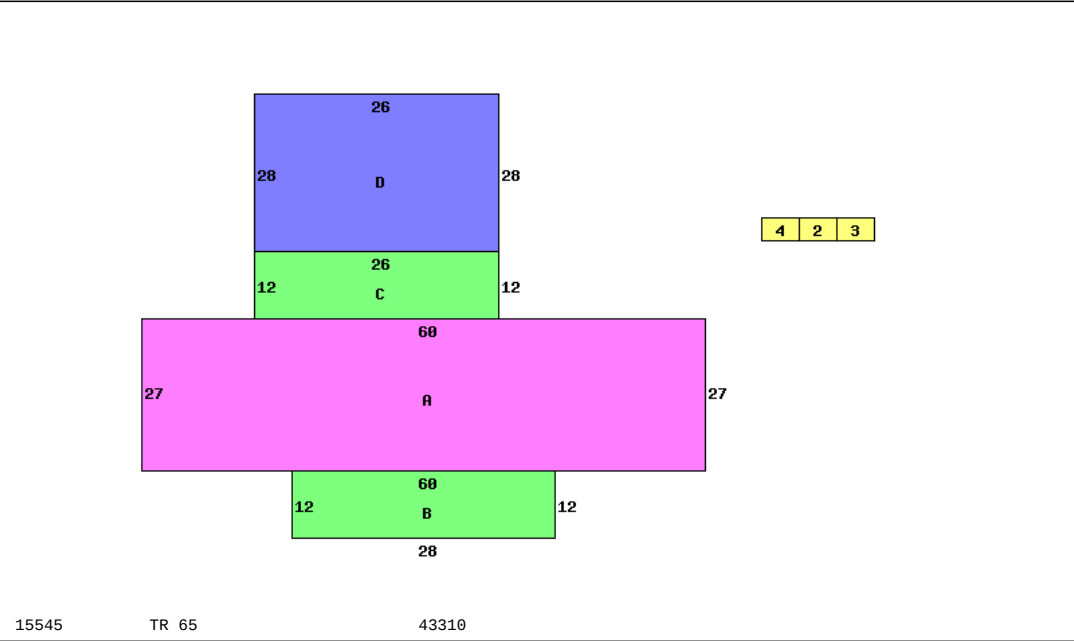
Hardin County, Ohio
Michael T. Bacon, Auditor

45-270008.0000
I24

RES
2024

Sale					Eff. Rate:- 46.98 — 44.45 — 40.66 — 39.34 — a/r							
2021	WALTERS JUSTIN L	2019-10-23			Tax Year	2021	2022	2023	2024	2024	2025	CAMA
2022	WALTERS JUSTIN L	2019-10-23			Prop Cls	561	561	561	561	561	561	561
2023	WALTERS JUSTIN L	2019-10-23			Acres	3.0320	3.0320	3.0320	3.0320			
2024	WALTERS JUSTIN L	2019-10-23	13360	3.032A	Land100%	18690	18690	28170	28170	28170	28170	28160
	15545 TR 65	2WD			Bldg100%	86660	86660	127660	127660	127660	127660	127660
			\$169,900		Totl100%	105340t	105340t	155830t	155830t	155830t	155830t	155820t
	BELLE CENTER OH 43310				Cauv100%							
					Tax Value:							
					Land 35%	6540	6540	9860	9860	9860	9860	9860
					Bldg 35%	30330	30330	44680	44680	44680	44680	44680
					Totl 35%	36870t	36870t	54540t	54540t	54540t	54540t	54540t
					Hmstd35%	32380	32380	47590	47590	47590	47590	
					Owner Oc	35.86	33.90	41.46	39.40	hmstd	6300 l	41290 b
					Hmstd RB							
					Net Tax	1532.96	1450.48	1986.20	1925.60			
					Sp-Asmnt	45.78	45.76	49.16	83.31			

SHB+ 1	CONS F/C PAT EFP F	TYPE M P P G	FACT	SQ-FT 1620 336 312 728	VALUE 1010 12480 17470	a b c d	*MAIN PORCH PORCH 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	1SH *	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		
2020		6540	30330	36870	1590.36		
2019		6330	25600	31930	1238.86		
p r o j e c t							
902	MAIN DISTRICT CONSERVANCY				XA/2024	ben acres	/ % factor
135	BADER #888 SCIOTO RIVER MCDO				XA/2024		
177	RITTER #975 SCIOTO RIVER MCD				XA/2024		
500	HARDIN COUNTY LANDFILL				XA/2024		



Occupancy 4 M/H on Real Estate				*DWELLING COMPUTATIONS													
Story Height	1			Sq-Ft	Value	Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
Floor Level		Main	FRAME	1620	124290	1 MH/REAL	1 F/C	27X60	1620		MHD	2001AV		128180	.22		117980
		Subtotal			124290	2 Pole Barn		30X40	1200		C	2000FR		14400	.60		5760
Shingle		Roof	GABLE			3 P	CAN	14X40	560		C	2012FR		4480	.40		2690
						4 Lean-To		12X32	384		C	2000FR		3070	.60		1230
Plaster/Drywall	B	1 2 U A															
Floor/Carpet	D			Air Conditioning	2880			acres/	effective	depth	actual	effective		extended		true	
Floor/Tile-Lino	X			Plumbing	2100			frontage	frontage	depth	rate	rate		value		value	
Number of Rooms	6			Garages and Carports	17470	homesite		1.0000			18000	18000		18000		18000	
Bedrooms	4			Extra Features	13490	small acreage		2.0320			5000	5000		10160		10160	
				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			Neighborhood:													
Extra 3 Fixture	1			Code:	3100												
				Dwl/Gar/NC%	1.1800												
						Call Back:		Sign: PSN	Date: 2014-11-04	Lister:	45-270008 0000-v082020P						

Call Back:

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

45-270008.0000-v082020R