MCDONALD USV RHD FIRE DISTRICT
00305

Hardin County, Ohio
Michael T. Bacon, Auditor

45-270008.0000 RES
I24 2026

sale

2023	WALTERS JUSTIN L	2019-10-23
2024	WALTERS JUSTIN L	2019-10-23
2025	WALTERS JUSTIN L	2019-10-23
2026	WALTERS JUSTIN L	2019-10-23 13360 3.032A
	15545 TR 65	2WD
		$169,900
	BELLE CENTER OH 43310	

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

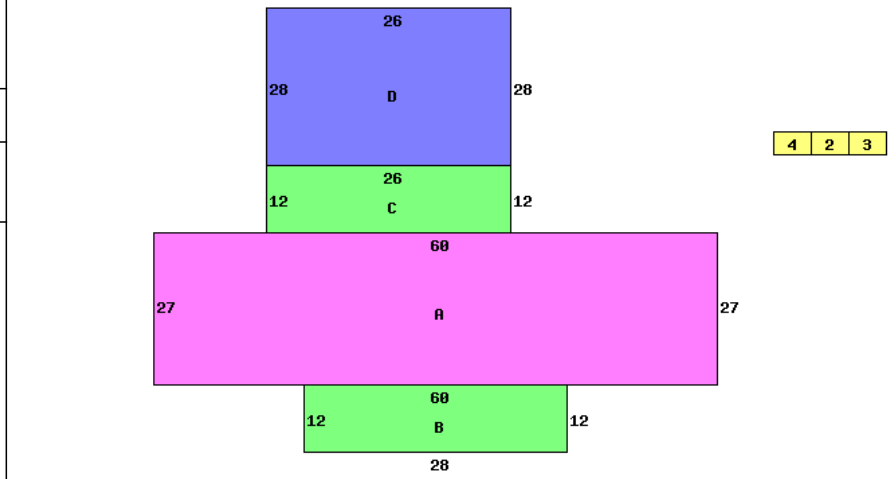
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	561	561	561	561	0	561	561	561
Acres	3.0320	3.0320	3.0320	3.0320	3.0320			
Land100%	28170	28170	28170	28170		28170	30860	30860
Bldg100%	127660	127660	127660	127660		127660	164660	164650
Totl100%	155830t	155830t	155830t	155830t		155830t	195510t	195510t
Cauv100%								
Tax Value:								
Land 35%	9860	9860	9860	9860		9860	10800	10800
Bldg 35%	44680	44680	44680	44680		44680	57630	57630
Totl 35%	54540t	54540t	54540t	54540t		54540t	68430t	68430t
Hmstd35%	47590	47590	47590	47590		47590	61490	
Owner Oc	41.46	39.40	39.40	39.40	39.40	hmstd 6300 l	41290 b	
Hmstd RB								
Net Tax	1986.20	1925.60	1922.90	1922.90	1922.90			
Sp-Asmnt	49.16	83.31	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	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
2022	6540	30330	36870	1450.48
2021	6540	30330	36870	1532.96

project			ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2025			
135	BADER #888 SCIOTO RIVER MCDO	XA/2025			
177	RITTER #975 SCIOTO RIVER MCD	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			



15545 TR 65 43310

Occupancy 4 M/H on Real Estate *DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1620	124290
	Subtotal			124290
Shingle	Roof	GABLE		

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%	1.5500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	MH/REAL	1 F/C	27X60	1620		MHD	2001AV	128180	.22		154970
2	Pole Barn		30X40	1200		C	2000FR	14400	.60		5760
3	P	CAN	14X40	560		C	2012FR	4480	.40		2690
4	Lean-To		12X32	384		C	2000FR	3070	.60		1230

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	2.0320				5000	5000	10160	10160

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

45-270008.0000-v082020R