MCDONALD USV RHD FIRE DISTRICT 00305

Hardin County, Ohio
Michael T. Bacon, Auditor

45-270009.0000 AGR
I25 2025

sale

2022 HUNT ETHAN & JADE ZAR	2020-08-04	
2023 HUNT ETHAN & JADE ZAR	2020-08-04	
2024 HUNT ETHAN & JADE ZAR	2020-08-04	
2025 HUNT ETHAN & JADE ZARTM	2020-08-04 13360	13.021A
15491 TR 65	1WD	
	$143,500	
BELLE CENTER OH 43310		

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

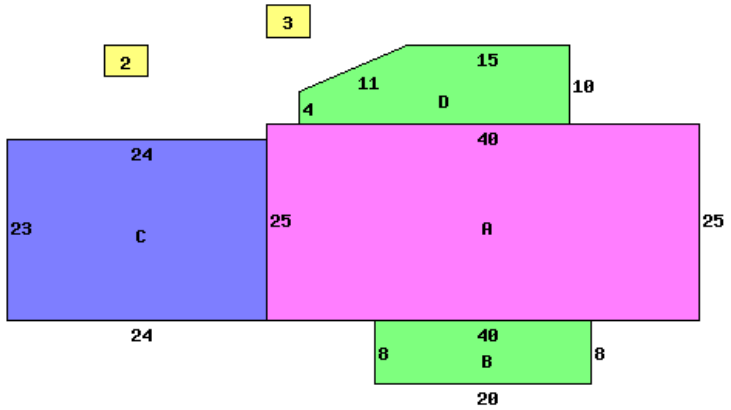
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	13.0210	13.0210	13.0210	13.0210	
Land100%	74310	85510	85510	85510	85500
Bldg100%	87460	96690	96690	96690	96680
Totl100%	161770t	182200t	182200t	182200t	182180t
Cauv100%	28340	49090	49090	49090	49090
Tax Value:					
Land 35%	9920	17180	17180	17180	29920
Bldg 35%	30610	33840	33840	33840	33840
Totl 35%	40530t	51020t	51020t	51020t	63760t
Hmstd35%	34080	38730	38730	38730	
Owner Oc	35.68	33.74	32.06	32.06	hmstd 6300 l 32430 b
Hmstd RB					
Net Tax	1596.04	1863.06	1806.12	1803.60	
Cauv Sav	647.76	474.00	459.36	458.74	
Sp-Asmnt	111.34	124.18	161.32	161.32	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	B	M		1000		a	*MAIN
	OFP	P		160	4800	b	PORCH
	B2	G		552	15460	c	GRAGE
	DK	P		220	3300	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
340	1	2020-08-04	HUNT ETHAN & JADE ZARTMAN	1WD		143500	73710	71460
10	1	2011-01-10	MUSTO CHERYL KAY	1TF	*	0	39690	61740
690	1	1992-07-22		1WD	*	0	0	48230

Year	Land	Bldg	Total	Net Tax
2021	9920	30610	40530	1686.80
2020	9920	30610	40530	1748.26

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			



15491 TR 65 43310

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	BRICK	1000	115540
	Basement		500	9580
	Subtotal			125120
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall		X	Air Conditioning	1740
Panelled Wall		X	Garages and Carports	15460
Unfinished Wall	X		Extra Features	8100
Floor/Pine		X	Total Value	150420
Floor/Carpet		X		
Number of Rooms	1	5	PUB ELECTRIC	
Bedrooms		3	PUB GAS	
			PRIV WATER	
Central Heat		A	PRIV SEWER	
FORCED AIR				
Central A/C		A	Neighborhood:	
Plumbing			Code:	3100
Standard	1		Dwl/Gar/NC%	1.1800

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B B		1000		C-	1957AV	135380	.42		92650
2	Pole Barn		28X40	1120		C	1973FR	13440	.70		4030
3	Shed	*PP	8X8	64			OLD/	0			0

Tab #		S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 14	GWB	GLYNWOOD SILT LOAM		3.9500	5400	21330	1750	6910
C 25	MC	MCGUFFEY MUCK		1.0637	6240	6640	2800	2980
C 26	MF	MILFORD SILTY CLAY		5.3483	6900	36900	3800	20320
C 51	WSTL	WASTE LAND		1.0000	120	120	50	50
W 26	MF	MILFORD SILTY CLAY		.4368	5740	2510	1910	830
671	HSITE	HOMESITE		1.0000	18000	18000	18000	18000
980	ROAD	ROAD		.2222				
				13.021		85500	(100%)	49090 CAUV # 4361
						29930	(35%)	17180

Call Back: Sign: PSN Date: 2014-11-04 Lister: 45-270009.0000-v082020R