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Hardin County, Ohio
Michael T. Bacon, Auditor

45-280013.0000
H13

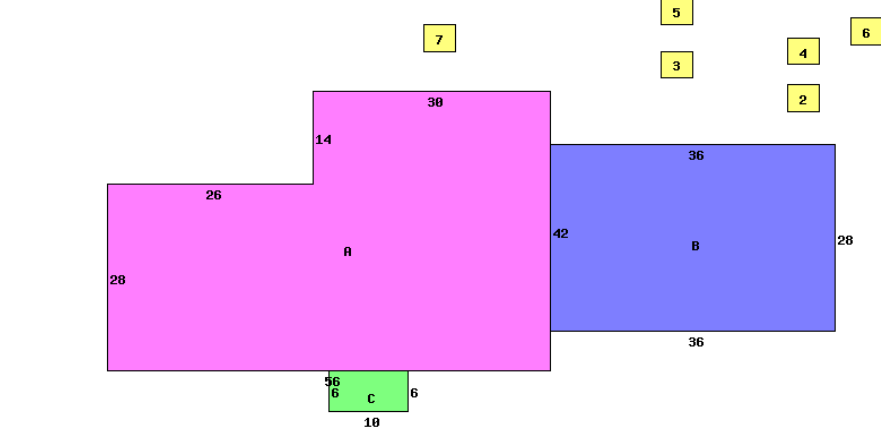
AGR
2025

sale

2022	HOOVLER LAND & CATTLE	2018-11-28	
2023	WINEGARDNER BRAD A &	2022-10-26	
2024	WINEGARDNER BRAD A &	2022-10-26	
2025	WINEGARDNER BRAD A & ME	2022-10-26	10221 ETC 96.425A
	3437 SR 67	2SD	
	BELLE CENTER OH 43310	\$1,250,000	

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	96.4250	96.4250	96.4250	96.4250		
Land100%	469340	517030	517030	517030		517020
Bldg100%	304890	345540	345540	345540		345540
Totl100%	774230t	862570t	862570t	862570t		862560t
Cauv100%	87060	191600	191600	191600		191600
Tax Value:						
Land 35%	30470	67060	67060	67060		180960
Bldg 35%	106710	120940	120940	120940		120940
Totl 35%	137180t	188000t	188000t	188000t		301900t
Hmstd35%	62480					
Owner 0c	65.40					
Hmstd RB						
Net Tax	5457.38	6989.36	6773.36	6764.06		
Cauv Sav	5386.70	4234.50	4103.68	4098.02		
Sp-Asmnt	63.82	63.82	252.54	252.54		

SHB+ 1	CONS F/C F OFF	TYPE M P	FACT	SQ-FT 1988 1008 60	VALUE 24190 1800	a b c	*MAIN GRAGE PORCH
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
476	6	2018-11-28	HOOVLER LAND & CATTLE CO	60C *	0	474460	211370
302	6	2018-08-01	HOOVLER ROBERT L	6CT *	0	474460	211370
422	2	2004-07-16	HOOVLER ROBERT L & NANCY	2WD	312000	144030	19340
421	2	2004-07-16	ANTHONY ROBERT & JANET	2WD	257500	144030	19340
212	2	2001-05-16	JOHNSON JEFFREY	2WD *	0	128510	19340
319	2	2000-06-01	JOHNSON JEFFREY	2WD	234130	128510	34570
62	2	1994-01-28	WILLEKE WAYNE E	2WD	113607	67110	0
421	1	1993-05-18	SPENCER EDITH A ETAL	1CT *	0	0	86200
Year	Land	Bldg	Total	Net Tax			
2021	30710	84240	114950	4821.90			
2020	30710	84240	114950	4888.22			
p r o j e c t				ben acres	/ %	factor	
902 MAIN DISTRICT CONSERVANCY				XA/2025			
500 HARDIN COUNTY LANDFILL				XA/2025			



3437 SR 67 (REAR) 43310

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1	Sq-Ft Value
Floor Level	1988 137030
Shingle	137030
Main Subtotal	
Roof	
FRAME	
GABLE	
Plaster/Drywall	Air Conditioning 3520
Floor/Carpet	Plumbing 3500
Floor/Tile-Lino	Garages and Carports 24190
Number of Rooms	Extra Features 1800
Bedrooms	Total Value 170040
Central Heat	
FORCED AIR	PUB ELECTRIC
Central A/C	PRIV WATER
Plumbing	PRIV SEWER
Standard	PUB PAVED ST/RD
Extra 3 Fixture	
Extra 2 Fixture	Neighborhood: 3100
	Dwl/Gar/NC% 1.1800

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	1988				2006AV		170040	.16		168540
2 Pole Build		56X80	4480		C	1996AV		53760	.60		21500
3 Pole Build		48X68	3264		C	2006AV		31340	.50		15670
4 Pole Build		72X90	6480		C	2007AV		62210	.45		34220
5 Pole Build		40X90	3600		C	2008AV		34560	.45		19010
6 Pole Build		84X100	8400		C	2020AV		100800	.15		85680
7 P	CAN	12X14	168		D	2020AV		1080	.15		920
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv					
C 2	BOB BLOUNT SILT LOAM, 2	36.4506	5770	210320	2360	86020					
C 14	GNB GLYNWOOD SILT LOAM	5.6784	5400	30660	1750	9940					
C 15	GYB2 GLYNWOOD CLAY LOAM	3.5250	5020	17700	1230	4340					
C 16	GYC2 GLYNWOOD CLAY LOAM	28.7976	4750	136790	1050	30240					
C 30	MRD2 MORLEY CLAY LOAM 12	2.1803	4670	10180	350	760					
C 39	PM PEWAMO SILTY CLAY L	6.8510	6490	44460	3560	24390					
C 49	WA WALLKILL SLT LOAM F	8.6056	5470	47070	2050	17640					
C 51	WSTL WASTE LAND	2.7900	120	330	50	140					
W 49	WA WALLKILL SLT LOAM F	.5465	2760	1510	230	130					
671	HSITE HOMESITE	1.0000	18000	18000	18000	18000					

Call Back: Sign: PSN Date: 2014-11-06 Lister: 96.425 517020 (100%) 191600 CAUV # 4489
180960 (35%) 67060 45-280013.0000-v082020R