MCDONALD USV RHD FIRE DISTRICT 00305

Hardin County, Ohio
Michael T. Bacon, Auditor

45-280013.0000 AGR
H13 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	
	$1,250,000	
BELLE CENTER OH 43310		

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

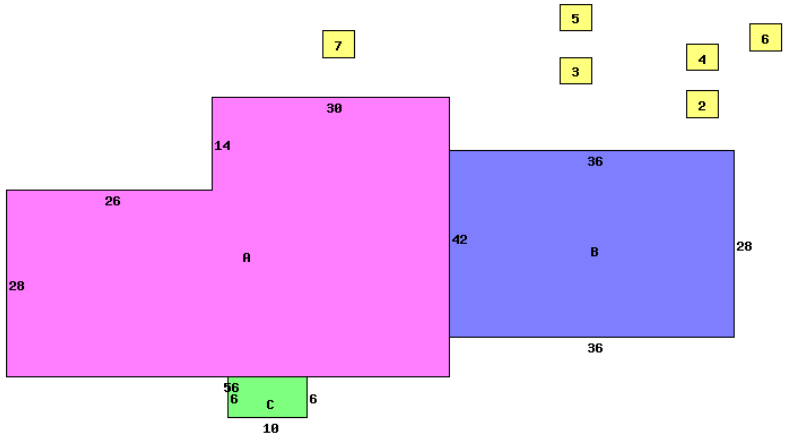
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	96.4250	96.4250	96.4250	96.4250	
Land100%	469340	517030	517030	517030	517020
Bldg100%	304890	345540	345540	345540	345540
Totl100%	774230t	862570t	862570t	862570t	862560t
Cauv100%	87060	191600	191600	191600	191600
Tax Value:					
Land 35%	30470	67060	67060	67060	180960
Bldg 35%	106710	120940	120940	120940	120940
Totl 35%	137180t	188000t	188000t	188000t	301900t
Hmstd35%	62480				
Owner Oc	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+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1988		a	*MAIN
	F	G		1008	24190	b	GRAGE
	OFP	P		60	1800	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
476	6	2018-11-28	HOOVLER LAND & CATTLE CO	6QC	*	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

project		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

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1988	137030
	Subtotal			137030
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Air Conditioning	3520
Floor/Carpet	X	Plumbing	3500
Floor/Tile-Lino	X	Garages and Carports	24190
Number of Rooms	7	Extra Features	1800
Bedrooms	3	Total Value	170040
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:	
Extra 2 Fixture	1	Code:	3100
		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	F/C		1988		C	2006AV	170040	.16		168540	
2	Pole Build			56X80	4480		C	1996AV	53760	.60		21500	
3	Pole Build			48X68	3264		C	2006AV	31340	.50		15670	1 SIDE OPN
4	Pole Build			72X90	6480		C	2007AV	62210	.45		34220	1 SIDE OPN
5	Pole Build			40X90	3600		C	2008AV	34560	.45		19010	1 SIDE OPN
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	GWB	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
				96.425		517020	(100%)	191600
						180960	(35%)	67060

CAUV # 4489

Call Back: Sign: PSN Date: 2014-11-06 Lister:

45-280013.0000-v082020R