MCDONALD USV RHD FIRE DISTRICT
00305

Hardin County, Ohio
Michael T. Bacon, Auditor

45-280013.0000 AGR
H13 2026

sale

2023 WINEGARDNER BRAD A &	2022-10-26	
2024 WINEGARDNER BRAD A &	2022-10-26	
2025 WINEGARDNER BRAD A &	2022-10-26	
2026 WINEGARDNER BRAD A & ME	2022-10-26	10221 ETC 96.425A
3437 SR 67	2SD	
	$1,250,000	
BELLE CENTER OH 43310		

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

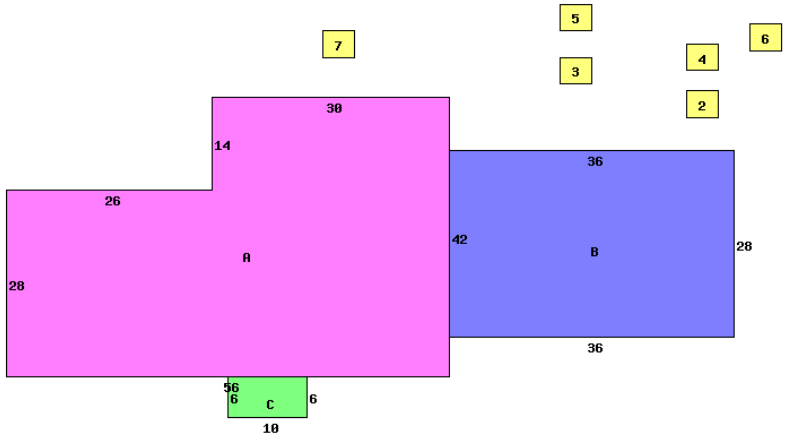
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	96.4250	96.4250	96.4250	96.4250	96.4250			
Land100%	517030	517030	517030	517030		517030	749860	749860
Bldg100%	345540	345540	345540	345540		345540	398400	398390
Totl100%	862570t	862570t	862570t	862570t		862570t	1148260t	1148250t
Cauv100%	191600	191600	191600	191600		517030	749860	53530
Tax Value:								
Land 35%	67060	67060	67060	67060		67060	18740	262450
Bldg 35%	120940	120940	120940	120940		120940	139440	139440
Totl 35%	188000t	188000t	188000t	188000t		188000t	158180t	401890t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	6989.36	6773.36	6764.06	6764.06	6764.06			
Cauv Sav	5386.70	4234.50	4103.68	4098.02				
Sp-Asmnt	63.82	252.54	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
2022	30470	106710	137180	5457.38
2021	30710	84240	114950	4821.90

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%	1.5500

	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		221390	
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	2.0220	8370	16920	2230	4510
P	14	GWB	GLYNWOOD SILT LOAM	5.6784	7830	44460	230	1310
C	15	GYB2	GLYNWOOD CLAY LOAM	.1505	7280	1100	1110	170
C	16	GYC2	GLYNWOOD CLAY LOAM	.6701	6890	4620	870	580
C	30	MRD2	MORLEY CLAY LOAM 12	.0086	6770	60	630	10
C	39	PM	PEWAMO SILTY CLAY L	.0268	9410	250	3450	90
C	49	WA	WALLKILL SLT LOAM F	.7715	7930	6120	1880	1450
C	51	WSTL	WASTE LAND	2.7900	170	470	50	140
W	49	WA	WALLKILL SLT LOAM F	.5465	4000	2190	230	130
	671	HSITE	HOMESITE	1.0000	26100	26100	26100	26100
P	2	BOB	BLOUNT SILT LOAM, 2	34.4286	8370	288170	230	7920
P	15	GYB2	GLYNWOOD CLAY LOAM	2.3795	7280	17320	230	550
P	16	GYC2	GLYNWOOD CLAY LOAM	28.1275	6890	193800	230	6470
P	30	MRD2	MORLEY CLAY LOAM 12	2.1717	6770	14700	230	500
P	39	PM	PEWAMO SILTY CLAY L	6.8242	9410	64220	230	1570
P	49	WA	WALLKILL SLT LOAM F	7.8341	7930	62120	230	1800
P	15	GYB2	GLYNWOOD CLAY LOAM	.9950	7280	7240	230	230
				96.425		749860	(100%)	53530
						262450	(35%)	18740

CAUV # 4489

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

45-280013.0000-v082020R