MCDONALD USV RHD FIRE DISTRICT 00305

Hardin County, Ohio
Michael T. Bacon, Auditor

45-280023.0000 RES
I14 2026

sale

2023 BOWMAN ELIZABETH A	2022-10-10	
2024 BOWMAN ELIZABETH A	2022-10-10	
2025 BOWMAN ELIZABETH A	2022-10-10	
2026 BOWMAN ELIZABETH A	2022-10-10 11074 4.33A	
TR 55	2AF	
	$0	

2027 RISNER SEAN D	2025-02-24	
15156 TR 55	1WD	
KENTON OH 43326		

Eff Rate: 40.66 39.34 39.29 39.29 a/r

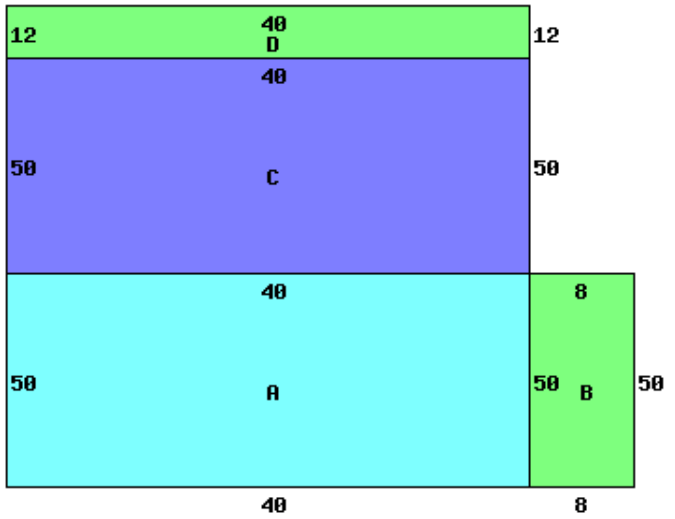
	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	110	110	501	501	0	501	511	511
Acres	4.0000	4.0000	4.3300	4.3300	4.3300			
Land100%	19690	6710	16800	16800		19690	19690	34360
Bldg100%				0			137260	137260
Totl100%	19690t	6710t	16800t	16800t		19690t	156940t	171620t
Cauv100%	6710	19690	19690	19690		19690	19690	
Tax Value:								
Land 35%	2350	2350	5880	5880		5880	12030	12030
Bldg 35%							48040	48040
Totl 35%	2350t	2350t	5880t	5880t		5880t	60070t	60070t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	87.38	84.68	756.56	756.56	756.56			
	214.58	168.78	163.56					
Sp-Asmnt	11.98	19.43	19.43	19.43				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
	OFP	P		400	12000	a	PORCH
	M	G		2000	56000	b	GRAGE
	OFP	P		480	14400	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
73	1	2025-02-24	RISNER SEAN A	1WD	40000	19690	0
469	2	2022-10-10	BOWMAN ELIZABETH A	2AF *	0	18000	0

Year	Land	Bldg	Total	Net Tax
2022	970	0	970	39.06
2021	970	0	970	41.28

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			
298 HUGHES #1053 - SCIOTO RIVER	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



15156 TR 55

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height				
Floor Level	Main	FRAME	2000	137860
	Subtotal			137860
Metal				

B 1 2 U A

Plaster/Drywall	D	Air Conditioning	3540
Floor/Hardwood	X	Plumbing	2100
Floor/Carpet	X	Garages and Carports	56000
Number of Rooms	6	Extra Features	26400
Bedrooms	3	Total Value	225900
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	DWELLING	1 F/C	40X50	2000		D	2025AV	180720	.02	.50	137260

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
small acreage	3.2612				5000	4190	13660	13660
road	.0688							
homesite	1.0000				20700	20700	20700	20700

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

45-280023.0000-v082020R