

MCDONALD USV RHD FIRE DISTRICT

00305

Hardin County, Ohio  
Michael T. Bacon, Auditor

45-280024.0000  
I13

AGR  
2023

sale

Eff Rate:- 47.62 — 46.98 — 44.45 — 40.66 — a/r

2020 BOWMAN STEVEN & ELIZA					
2021 BOWMAN STEVEN & ELIZA					
2022 BOWMAN STEVEN & ELIZA					
2023 BOWMAN ELIZABETH A	2022-10-10	10074	98.00A		
15029 TR 55	2AF				
KENTON OH 43326	\$0	10.0-04A-28-024			

Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	111	111	111	111	111
Acres	98.0000	98.0000	98.0000	98.0000	
Land100%	441200	441200	441200	490570	490570
Bldg100%	41170	41170	41170	52030	52020
Totl100%	482370t	482370t	482370t	542600t	542590t
Cauv100%	89140	89140	89140	171430	171420
Tax Value:					
Land 35%	31200	31200	31200	60000	171700
Bldg 35%	14410	14410	14410	18210	18210
Totl 35%	45610t	45610t	45610t	78210t	189910t
Hmstd35%	22690	22690	22690	30020	
Owner Oc	25.46	25.14	23.76	26.16	
Hmstd RB					
Net Tax	1941.92	1915.56	1812.48	2881.48	
Net Sav	5315.06	5242.96	4960.76	4152.72	
Cauv Sav	119.98	119.98	119.98	135.62	
Sp-Asmnt					

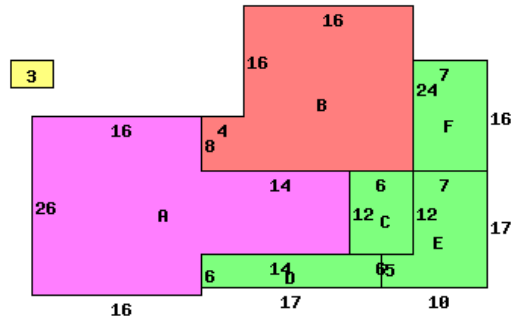
hmstd 12600 1 17420 b

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1HB	F	M		584		b	ADDTN
1	F/C	A		416		c	PORCH
	FFP	P		72	2880	d	PORCH
	OFF	P		85	2550	e	PORCH
	OFF	P		134	4020	f	PORCH
	OFF	P		112	3360		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
469	2	2022-10-10	BOWMAN ELIZABETH A	2AF *	0	441200	41170

Year	Land	Bldg	Total	Net Tax
2019	46800	11850	58650	2313.36
2018	46790	11850	58640	2323.82

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2023			
135 BADER #888 SCIOTO RIVER MCDO	XA/2023			
177 RITTER #975 SCIOTO RIVER MCD	XA/2023			
298 HUGHES #1053 - SCIOTO RIVER	XA/2023			
500 HARDIN COUNTY LANDFILL	XA/2023			



2

4

5

3

15029 TR 55 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	Sq-Ft	Value
Story Height 1H		1000	104980
Floor Level	Main	FRAME	584 29600
	Part Upper	FRAME	146 3220
	Basement		137800
Shingle	Roof	GABLE	
Plaster/Drywall	X X	Extra Features	12810
Panelled Wall	X X	Total Value	150610
Unfinished Wall	X		
Floor/Carpet	X X	PUB ELECTRIC	
Floor/Tile-Lino	X X	PUB GAS	
Number of Rooms	1 4 3	PRIV WATER	
Bedrooms	1 3	PRIV SEWER	
		PUB PAVED ST/RD	
Central Heat	A		
FORCED AIR		Neighborhood:	
Plumbing		Code:	3100
Standard	1	Dwl/Gar/NC%	1.1800

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1HB F		1584		C	OLD/FR	150610	.65	.20	49760
2 MH	*NV	12X56	672			1960FR	0			0
3 Poultry Ho	*SV	0 12X40	480			OLD/PR	100			100
4 Pole Build		30X60	1800		C	OLD/PR	17280	.75	.50	2160 1 SIDE OPN
5 Grain Bin	*PP	0 10X8	80			OLD/FR	0			0
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv				
C 2	BOB BLOUNT SILT LOAM, 2	12.5128	5770	72200	2360	29530				
C 14	GWB GLYNWOOD SILT LOAM	6.8330	5400	36900	1750	11960				
C 15	GYB2 GLYNWOOD CLAY LOAM	15.0080	5020	75340	1230	18460				
C 16	GVC2 GLYNWOOD CLAY LOAM	4.9386	4750	23460	1050	5190				
C 28	MO MONTGOMERY SILTY CL	1.9488	5880	11460	3000	5850				
C 30	MRD2 MORLEY CLAY LOAM 12	22.4442	4670	104810	350	7860				
C 31	MSC2 MORLEY-BELMORE Cmpl	4.2560	4600	19580	800	3410				
C 39	PM PEWAMO SILTY CLAY L	12.3724	6490	80300	3560	44050				
C 51	WSTL WASTE LAND	2.3254	120	280	50	120				
W 2	BOB BLOUNT SILT LOAM, 2	.6155	3130	1930	470	290				
W 14	GWB GLYNWOOD SILT LOAM	1.7620	2830	4990	750	1320				
W 30	MRD2 MORLEY CLAY LOAM 12	2.2309	420	940	230	510				
W 31	MSC2 MORLEY-BELMORE Cmpl	2.3018	860	1980	230	530				
W 39	PM PEWAMO SILTY CLAY L	3.7989	5370	20400	1670	6340				
671	HSITE HOMESITE	1.0000	18000	18000	18000	18000				
980	ROAD ROAD	.6517								
671	HSITE HOMESITE	1.0000	18000	18000	18000	18000				
980	ROAD ROAD	2.0000								

98 490570 (100%) 171420 CAUV # 1675  
171700 (35%) 60000