MCDONALD USV RHD FIRE DISTRICT 00305

Hardin County, Ohio
Michael T. Bacon, Auditor

45-280024.0000 AGR
I13 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 89.377A
	15029 TR 55	2AF
		$0
	KENTON OH 43326	

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

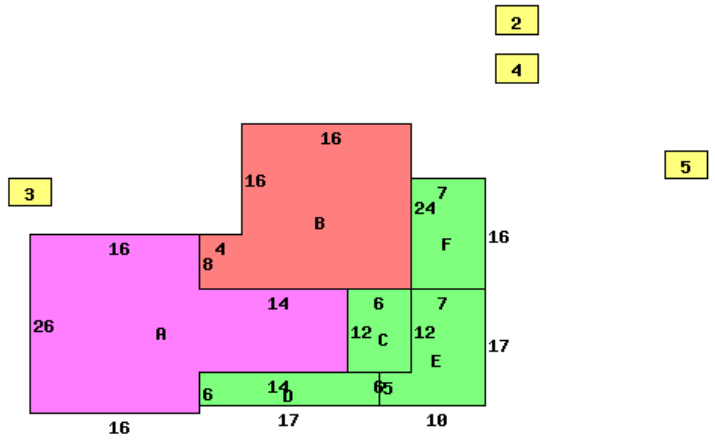
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	98.0000	98.0000	98.0000	98.0000	98.0000			
Land100%	490570	490570	490570	490570		490570	711340	711340
Bldg100%	52030	52030	52030	52030		52030	67630	67620
Totl100%	542600t	542600t	542600t	542600t		542600t	778970t	778960t
Cauv100%	171430	171430	171430	171430		490570	711340	179790
Tax Value:								
Land 35%	60000	60000	60000	60000		60000	62930	248970
Bldg 35%	18210	18210	18210	18210		18210	23670	23670
Totl 35%	78210t	78210t	78210t	78210t		78210t	86600t	272640t
Hmstd35%	30020	30020	30020	30020		30020	41150	
Owner Oc	26.16	24.84	24.86	24.86	24.86	hmstd 12600 l	17420 b	
Hmstd RB								
Net Tax	2881.48	2792.94	2789.06	2789.06	2789.06			
Cauv Sav	4960.76	4152.72	4024.40	4018.86				
Sp-Asmnt	135.62	234.96	234.96	234.96				

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

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

Year	Land	Bldg	Total	Net Tax
2022	31200	14410	45610	1812.48
2021	31200	14410	45610	1915.56

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			



15029 TR 55 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1000	104980
	Part Upper	FRAME	584	29600
	Basement		146	3220
	Subtotal			137800
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall			X	X	
Panelled Wall			X	X	
Unfinished Wall	X				
Floor/Carpet			X	X	
Floor/Tile-Lino			X	X	
Number of Rooms		1	4	3	
Bedrooms			1	3	
Central Heat				A	
FORCED AIR					
Plumbing					
Standard		1			

Extra Features	12810
Total Value	150610
PUB ELECTRIC	
PUB GAS	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
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	1HB F		1584		C	OLD/FR	150610	.65	.20	65360	
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 #	SOIL		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 2	BOB	BLOUNT SILT LOAM, 2	12.5128	8370	104730	2230	27900
C 14	GWB	GLYNWOOD SILT LOAM	6.8330	7830	53500	1630	11140
C 15	GYB2	GLYNWOOD CLAY LOAM	15.0080	7280	109260	1110	16660
C 16	GYC2	GLYNWOOD CLAY LOAM	4.9386	6890	34030	870	4300
C 28	MO	MONTGOMERY SILTY CL	1.9488	8530	16620	2890	5630
C 30	MRD2	MORLEY CLAY LOAM 12	22.4442	6770	151950	630	14140
C 31	MSC2	MORLEY-BELMORE CMPL	4.2560	6670	28390	600	2550
C 39	PM	PEWAMO SILTY CLAY L	12.3724	9410	116420	3450	42690
C 51	WSTL	WASTE LAND	2.3254	170	400	50	120
W 2	BOB	BLOUNT SILT LOAM, 2	.6155	4540	2790	230	140
W 14	GWB	GLYNWOOD SILT LOAM	1.7620	4100	7220	230	410
W 30	MRD2	MORLEY CLAY LOAM 12	2.2309	610	1360	230	510
W 31	MSC2	MORLEY-BELMORE CMPL	2.3018	1250	2880	230	530
W 39	PM	PEWAMO SILTY CLAY L	3.7989	7790	29590	230	870
671	HSITE	HOMESITE	1.0000	26100	26100	26100	26100
980	ROAD	ROAD	.6517				
671	HSITE	HOMESITE	1.0000	26100	26100	26100	26100
980	ROAD	ROAD	2.0000				

	98	711340	(100%)	179790
		248970	(35%)	62930

CAUV # 1675

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

45-280024.0000-v082020R