MCDONALD USV RHD FIRE DISTRICT
00305

Hardin County, Ohio
Michael T. Bacon, Auditor

45-280042.0000 RES
H20 2026

sale

2023	CONN GREGORY S & MARC	2022-03-22
2024	CONN GREGORY S & MARC	2022-03-22
2025	CONN GREGORY S & MARC	2022-03-22
2026	CONN GREGORY S & MARCIA	2022-03-22 10221 2.994A
	2855 SR 67	1SD
		$210,000
	BELLE CENTER OH 43310	

2027	KELLY TRENTON	2025-08-20
	2855 SR 67	1WD
	BELLE CENTER OH 43310	

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

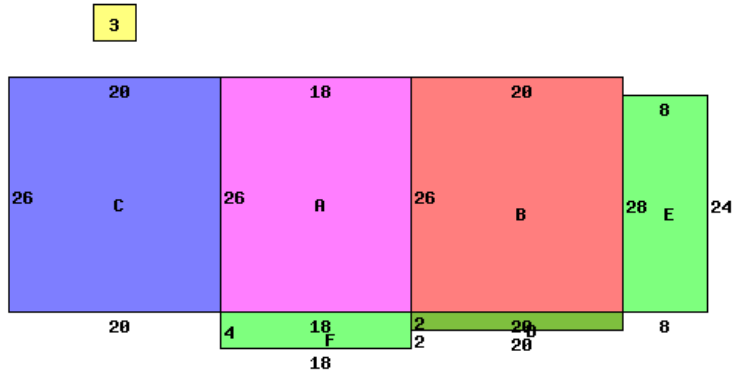
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	2.9940	2.9940	2.9940	2.9940	2.9940			
Land100%	27970	27970	27970	27970		27970	30660	30670
Bldg100%	144370	144370	144370	144370		144370	189000	189010
Totl100%	172340t	172340t	172340t	172340t		172340t	219660t	219680t
Cauv100%								
Tax Value:								
Land 35%	9790	9790	9790	9790		9790	10730	10730
Bldg 35%	50530	50530	50530	50530		50530	66150	66150
Totl 35%	60320t	60320t	60320t	60320t		60320t	76880t	76890t
Hmstd35%	56140	56140	56140	56140		56140	72720	
Owner Oc	48.90	46.46	46.48	46.48	46.48	hmstd 6300 l	49840 b	
Hmstd RB								
Net Tax	2193.64	2126.80	2123.78	2123.78	2123.78			
Sp-Asmnt	27.54	69.82	69.82	69.82				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	B/C	M		468		a	*MAIN
1 B	F	A		560		b	ADDTN
	B2	G		520	14560	c	GRAGE
	OH	P		40	1520	d	PORCH
	OFP	P		192	5760	e	PORCH
	STP	P		72	290	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
363	1	2025-08-20	KELLY TRENTON	1WD		282000	27970	144370
125	1	2022-03-22	CONN GREGORY S & MARCIA E	1SD		210000	18600	121030
220	1	2020-05-26	EHRISMAN JOSEPH	1WD		169900	18000	99630
30	1	2013-01-22	ANDERSON RACHAEL S &	1SD		135000	16510	74600
38	1	2012-01-30	KANTNER RICK & DAN	1WD		45000	16510	74600
208	1	2011-06-02	CITI FINANCIAL INC	1SH	*	50292	16500	74610
467	1	1997-08-15	JOSEPH COET & JANET S	1SD		78000	9800	46460

Year	Land	Bldg	Total	Net Tax
2022	6500	42360	48860	1918.12
2021	6510	42360	48870	2027.62

project			ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			



2855 SR 67 43310

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	BRICK	1028	108620
	Basement		560	10660
	Subtotal			119280
Shingle	Roof	GABLE		

	B 1 2 U A			
Plaster/Drywall	D D	100 sq ft	Basement Finish	1460
Panelled Wall	X		Fireplaces	2000
Floor/Carpet	X		Plumbing	1400
Floor/Tile-Lino	L		Garages and Carports	14560
Number of Rooms	2 6		Extra Features	7570
Bedrooms	3		Total Value	146270
Fireplace			PUB ELECTRIC	
Openings	1		PUB GAS	
Stacks	1		PRIV WATER	
Central Heat	A		PRIV SEWER	
ELECTRIC			PUB PAVED ST/RD	
Plumbing			Topo: HIGH	
Standard	1		Topo: ROLLING	
Extra 2 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 B/C		1128		C+	1972VG	160900	.25		187050
3	Shed		12X20	240		D	2020AV	2300	.15		1960

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	1.9940				5000	5000	9970	9970

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