

MCDONALD USV RHD FIRE DISTRICT

00305

Hardin County, Ohio
Michael T. Bacon, Auditor

45-280056.0000
H17.02

RES
2025

sale

| | | | | |
|------------------------------|------------|-------------|---------|--|
| 2022 ROSENBECK BRIAN & KEL | 2019-11-13 | | | |
| 2023 ROSENBECK BRIAN & KEL | 2019-11-13 | | | |
| 2024 ROSENBECK BRIAN & KEL | 2019-11-13 | | | |
| 2025 ROSENBECK BRIAN & KELLY | 2019-11-13 | 11074-11068 | 10.594A | |
| SR 67 | 2SD | | | |
| | \$270,000 | | | |

| | | | | | | |
|------------|---------|---------|---------|---------|---------|--------|
| Eff Rate:- | 44.45 | 40.66 | 39.34 | 39.29 | a/r | |
| Tax Year | 2022 | 2023 | 2024 | 2025 | 2025 | CAMA |
| Prop Cls | 502 | 502 | 502 | 502 | 502 | 502 |
| Acres | 10.5940 | 10.5940 | 10.5940 | 10.5940 | 10.5940 | |
| Land100% | 14940 | 24910 | 24910 | 24910 | 24910 | 24900 |
| Bldg100% | | | | 0 | | |
| Totl100% | 14940t | 24910t | 24910t | 24910t | 24910t | 24900t |
| Cauvl00% | | | | | | |
| Tax Value: | | | | | | |
| Land 35% | 5230 | 8720 | 8720 | 8720 | 8720 | 8720 |
| Bldg 35% | | | | | | 0 |
| Totl 35% | 5230t | 8720t | 8720t | 8720t | 8720t | 8720t |
| Hmstd35% | | | | | | |
| Owner Oc | | | | | | |
| Hmstd RB | | | | | | |
| Net Tax | 210.56 | 324.20 | 314.16 | 313.74 | 313.74 | |
| Sp-Asmnt | 6.15 | 9.15 | 17.95 | 17.95 | | |

Orig Tax Year 2000
Parent: 45-280017.0000

| Sale# | #p | sale date | To | Type/Invalid? | Sale\$ | co:land | co:bldg |
|-------|----|------------|-------------------------|---------------|--------|---------|---------|
| 509 | 2 | 2019-11-13 | ROSENBECK BRIAN & KELLY | 2SD | 270000 | 14940 | 0 |
| 756 | 1 | 1999-12-21 | HOWARD JAMES K & CHERYL | 1WD | 8475 | 0 | 0 |

| Year | Land | Bldg | Total | Net Tax |
|------|------|------|-------|---------|
| 2021 | 5230 | 0 | 5230 | 222.52 |
| 2020 | 5230 | 0 | 5230 | 225.60 |

| Project | ben acres | / | % | factor |
|----------------------------------|-----------|---|---|---------|
| 902 MAIN DISTRICT CONSERVANCY | | | | XA/2025 |
| 135 BADER #888 SCIOTO RIVER MCDO | | | | XA/2025 |
| 298 HUGHES #1053 - SCIOTO RIVER | | | | XA/2025 |

SR 67

PUB PAVED ST/RD

Neighborhood:
Code: 3100
Dwl/Gar/NC% 1.1800

| | | | | | | | | |
|---------------|---------|--------------------|-------|--------------|-------------|----------------|----------------|------------|
| small acreage | 10.5940 | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
| | | | | | 5000 | 2350 | 24900 | 24900 |

Call Back: Sign: PSN Date: 2014-11-06 Lister: 45-280056.0000-v082020R