

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	
Prop Cls	502	502	502	502	CAMA
Acres	10.5940	10.5940	10.5940	10.5940	502
Land100%	14940	24910	24910	24910	24900
Bldg100%					0
Totl100%	14940t	24910t	24910t	24910t	24900t
Cauvl00%					
Tax Value:					
Land 35%	5230	8720	8720	8720	8720
Bldg 35%					0
Totl 35%	5230t	8720t	8720t	8720t	8720t
Hmstd35%					
Owner 0c					
Hmstd RB					
Net Tax	210.56	324.20	314.16	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

p r o j e c t		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

	acres/	effective	depth	depth	actual	effective	extended	true
small acreage	frontage	frontage	depth	factor	rate	rate	value	value
	10.5940				5000	2350	24900	24900

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

45-280056.0000-v082020R