

MCDONALD USV RHD FIRE DISTRICT

00305

Hardin County, Ohio
Michael T. Bacon, Auditor

45-290033.0000
H38

RES
2025

sale

Eff Rate:- 44.45 — 40.66 — 39.34 — 39.29 — a/r

2022 HITES SHANE	2013-03-04
2023 HITES SHANE	2013-03-04
2024 HITES SHANE	2013-03-04
2025 HITES SHANE	2013-03-04 10221 ETC 1.72A
3082 SR 67	LWD
BELLE CENTER OH 43310	\$35,588

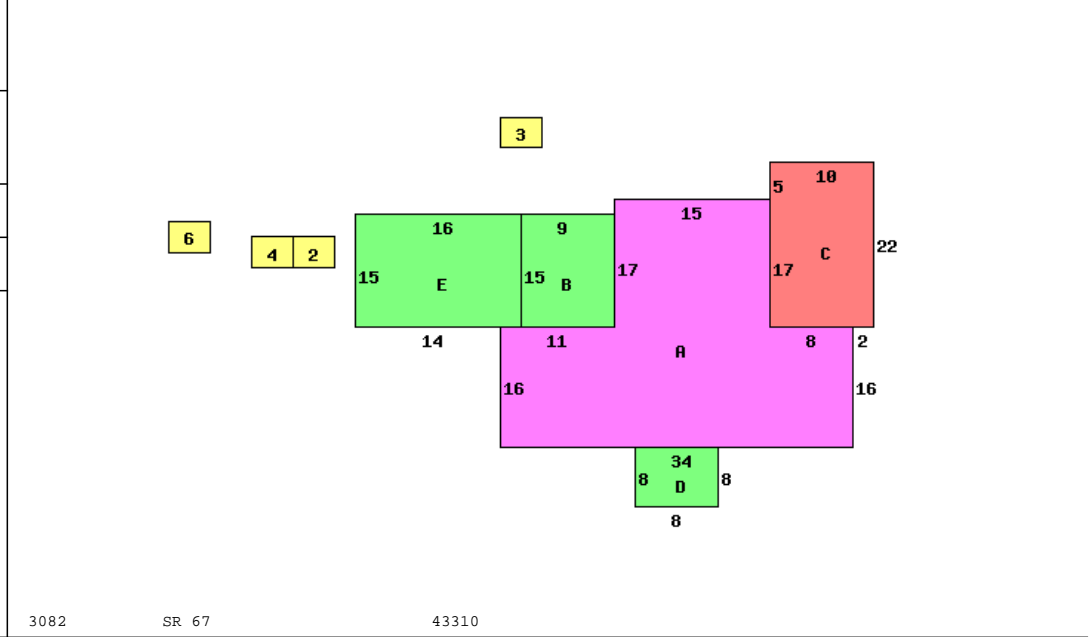
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	1.7200	1.7200	1.7200	1.7200	
Land100%	14770	21600	21600	21600	21600
Bldg100%	80090	129310	129310	129310	129320
Totl100%	94860t	150910t	150910t	150910t	150920t
Cauv100%					
Tax Value:					
Land 35%	5170	7560	7560	7560	7560
Bldg 35%	28030	45260	45260	45260	45260
Totl 35%	33200t	52820t	52820t	52820t	52820t
Hmstd35%	25580	43120	43120	40820	
Owner Oc	26.78	37.56	35.70	33.80	
Hmstd RB					
Net Tax	1309.84	1926.16	1867.32	1866.62	
Sp-Asmnt	24.28	24.28	64.92	64.92	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	F	M		799		b	PORCH
	EFP	P		135	5400	c	ADDTN
1	F/C	A		220		d	PORCH
	OFF	P		64	1920	e	PORCH
	FAT	P		240	720		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
106	1	2013-03-04	HITES SHANE	LWD *	35588	12660	31230
552	1	2009-12-07	HITES MARGIE L & ROGER L	LSL	46800	12660	44970
320	1	2009-10-26	SHEPHERD ADA	LCC *		0	12660
715	1	2006-12-01	SHEPHERD DAVID & LARRY	LCC	70000	12060	57740
465	1	2005-11-30	SHEPHERD ADA	LCT *		0	12060

Year	Land	Bldg	Total	Net Tax
2021	5170	21650	26820	1112.84
2020	5170	21650	26820	1128.16

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



3082 SR 67 43310

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 2	Sq-Ft Value
Floor Level	
Main	FRAME 1019 102560
Full Upper	FRAME 799 58460
Basement	199 4190
Subtotal	165210
Metal	Roof GABLE
Plaster/Drywall	X X
Panelled Wall	X
Unfinished Wall	X
Floor/Carpet	X X
Floor/Tile-Lino	X X
Number of Rooms	1 4 3
Bedrooms	1 3
Central Heat	X
FORCED AIR	
Central A/C	X
Plumbing	
Standard	1
Heating	-930
Air Conditioning	1780
Extra Features	8040
Total Value	174100
PUB ELECTRIC	
PUB GAS	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Topo: ROLLING	
Neighborhood:	
Code:	3100
Dwl/Gar/NC%	1.1800

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 B F	1818	Rate	Grade	Cond	Value	Dpr	Dpr
2 Garage		24X26	624	C	1907AV	174100	.55	92450
3 Shelter		12X14	168	C	1978AV	14980	.65	6190
4 P	OFF	12X26	312	C	2010AV	1810	.40	1090
5 POND	*.13A		0	C	2013AV	9360	.30	6550
6 Pole Build		40X60	2400	C	OLD/	0		0
					2017AV	28800	.20	23040
homesite	acres/	effective	depth	actual	effective	extended	true	
small acreage	frontage	frontage	depth	rate	rate	value	value	
	1.0000		factor	18000	18000	18000	18000	
	.7200			5000	5000	3600	3600	