MCDONALD USV RHD FIRE DISTRICT
00305

Hardin County, Ohio
Michael T. Bacon, Auditor

45-290035.0000 RES
F06 2024

sale

2021 HITES ROGER L & MARGI
2022 HITES ROGER L & MARGI
2023 HITES ROGER L & MARGI
2024 HITES ROGER L & MARGIE 10221 ETC 3.684A
3048 SR 67
$0
BELLE CENTER OH 43310

Eff Rate:- 46.98 — 44.45 — 40.66 — 39.34 — a/r

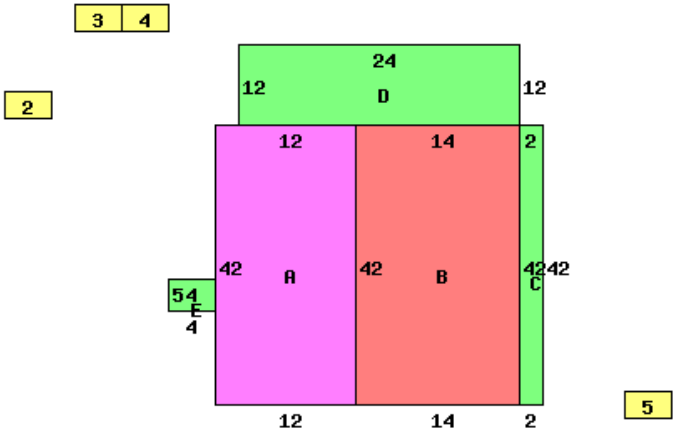
Tax Year	2021	2022	2023	2024	2024	2025	CAMA
Prop Cls	511	511	511	511	511	511	511
Acres	3.6840	3.6840	3.6840	3.6840			
Land100%	20630	20630	31430	31430	31430	31430	31420
Bldg100%	116340	116340	118510	118510	118510	118510	118500
Totl100%	136970t	136970t	149940t	149940t	149940t	149940t	149920t
Cauv100%							
Tax Value:							
Land 35%	7220	7220	11000	11000	11000	11000	11000
Bldg 35%	40720	40720	41480	41480	41480	41480	41480
Totl 35%	47940t	47940t	52480t	52480t	52480t	52480t	52470t
Hmstd35%	44930	44930	47570	47570	47570	47380	
Owner Oc	49.76	47.02	41.44	39.38	hmstd 6300 l	41270 b	
Hmstd RB							
Net Tax	1990.08	1883.00	1909.62	1851.40			
Sp-Asmnt	35.04	35.04	35.04	**64.64**			

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		504		a	*MAIN
1 B	F	A		588		b	ADDTN
	OH	P		84	3190	c	PORCH
	PAT	P		288	860	d	PORCH
	STP	P		20	80	e	PORCH

#: 36, L/W
452900360000 .362a

Year	Land	Bldg	Total	Net Tax
2020	7220	40720	47940	2017.46
2019	7010	33630	40640	1574.58

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2024			
500 HARDIN COUNTY LANDFILL	XA/2024			



3048 SR 67 43310

Occupancy 1 Single Family

Story Height 1

Floor Level			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME	1092	105050
	Basement		588	11190
	Subtotal			116240
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D D	588 sq ft	Basement Finish	6430
Floor/Carpet	X X		Fireplaces	2000
Number of Rooms	2 5		Air Conditioning	2020
Bedrooms	3		Plumbing	2100
			Extra Features	5810
Fireplace			Total Value	134600
Openings	1			
Stacks	1		PUB ELECTRIC	
Central Heat	A		PUB GAS	
ELECTRIC			PRIV WATER	
Heat Pump	A		PRIV SEWER	
Central A/C	A		PUB PAVED ST/RD	
Plumbing			Topo: ROLLING	
Standard	1			
Extra 3 Fixture	1		Neighborhood:	
			Code:	3100
			Dwl/Gar/NC%	1.1800

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		1680		C	1981AV	134600	.30		111180
2	Garage		24X26	624		C	1978AV	14980	.65		6190
3	Shed		11X16	176		D	1990AV	1690	.65		590
4	P	RFX0	12X16	192		D	1990AV	1540	.65		540
5	Shed	*PP	6X10	60			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				18000	18000	18000	18000
small acreage	2.6840				5000	5000	13420	13420

Call Back: Sign: PSN Date: 2014-11-05 Lister: 45-290035.0000-v082020R