MCDONALD USV RHD FIRE DISTRICT
00305

Hardin County, Ohio
Michael T. Bacon, Auditor

45-290035.0000 RES
F06 2026

sale

2023 HITES ROGER L & MARGI
2024 HITES ROGER L & MARGI
2025 HITES ROGER L & MARGI
2026 HITES ROGER L & MARGIE 10221 ETC 3.684A
3048 SR 67
$0
BELLE CENTER OH 43310

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

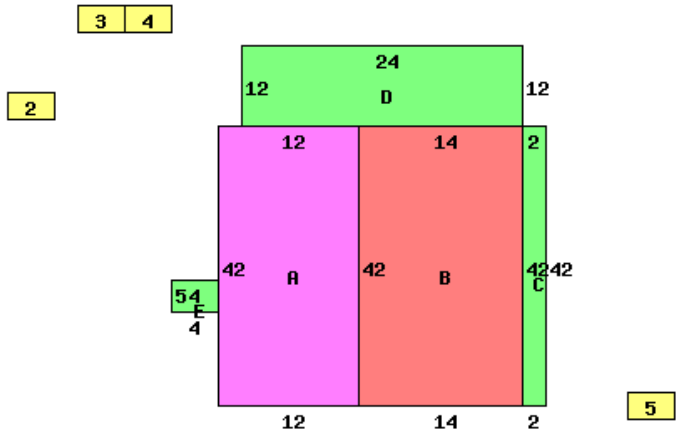
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	3.6840	3.6840	3.6840	3.6840	3.6840			
Land100%	31430	31430	31430	31430		31430	34110	34120
Bldg100%	118510	118510	118510	118510		118510	155310	155300
Totl100%	149940t	149940t	149940t	149940t		149940t	189430t	189420t
Cauv100%								
Tax Value:								
Land 35%	11000	11000	11000	11000		11000	11940	11940
Bldg 35%	41480	41480	41480	41480		41480	54360	54360
Totl 35%	52480t	52480t	52480t	52480t		52480t	66300t	66300t
Hmstd35%	47570	47570	47380	47380		47380	61210	
Owner Oc	41.44	39.38	39.22	39.22	39.22	hmstd 6300 l	41080 b	
Hmstd RB								
Net Tax	1909.62	1851.40	1848.96	1848.96	1848.96			
Sp-Asmnt	35.04	64.64	64.64	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
2022	7220	40720	47940	1883.00
2021	7220	40720	47940	1990.08

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



3048 SR 67 43310

Occupancy 1 Single Family

			*DWELLING COMPUTATIONS Sq-Ft	Value
Story Height 1				
Floor Level	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% 1.5500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		1680		C	1981AV	134600	.30		146040
2	Garage		24X26	624		C	1978AV	14980	.65		8130
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				20700	20700	20700	20700
small acreage	2.6840				5000	5000	13420	13420

Call Back: Sign: PSN Date: 2014-11-05 Lister:

45-290035.0000-v082020R