

MCDONALD USV RHD FIRE DISTRICT

00305

Hardin County, Ohio  
Michael T. Bacon, Auditor

45-290039.0000  
F69

RES  
2025

sale

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

|                            |            |       |       |        |  |
|----------------------------|------------|-------|-------|--------|--|
| 2022 HEWITT LYNN E & RICHA | 2009-08-24 |       |       |        |  |
| 2023 HEWITT LYNN E & RICHA | 2009-08-24 |       |       |        |  |
| 2024 WILCOX STORMY ETAL    | 2023-05-26 |       |       |        |  |
| 2025 WILCOX STORMY ETAL    | 2023-05-26 | 11068 | 12198 | 1.403A |  |
| 3786 SR 67                 | 1WD        |       |       |        |  |
| BELLE CENTER OH 43310      | \$0        |       |       |        |  |

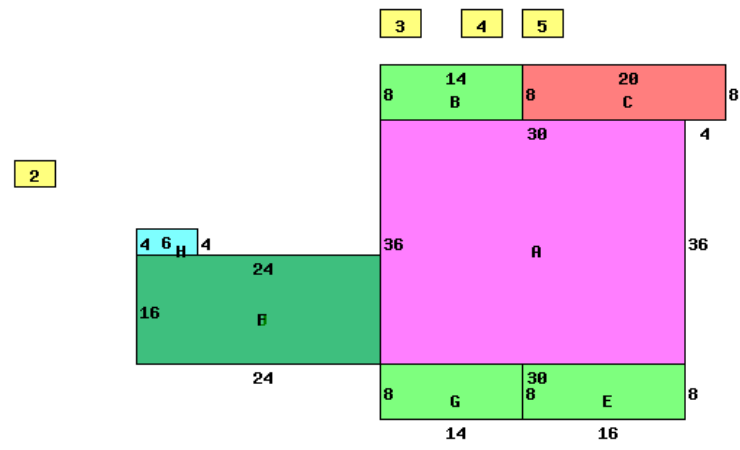
|            |         |         |         |         |         |
|------------|---------|---------|---------|---------|---------|
| Tax Year   | 2022    | 2023    | 2024    | 2025    | CAMA    |
| Prop Cls   | 511     | 511     | 511     | 511     | 511     |
| Acres      | 1.4000  | 1.4000  | 1.4000  | 1.4000  |         |
| Land100%   | 13800   | 20000   | 20000   | 20000   | 20000   |
| Bldg100%   | 71430   | 102860  | 102860  | 102860  | 102970  |
| Totl100%   | 85230t  | 122860t | 122860t | 122860t | 122970t |
| Cauv100%   |         |         |         |         |         |
| Tax Value: |         |         |         |         |         |
| Land 35%   | 4830    | 7000    | 7000    | 7000    | 7000    |
| Bldg 35%   | 25000   | 36000   | 36000   | 36000   | 36040   |
| Totl 35%   | 29830t  | 43000t  | 43000t  | 43000t  | 43040t  |
| Hmstd35%   | 27620   | 39610   | 39610   | 38320   |         |
| Owner Oc   | 28.90   | 34.50   | 32.78   | 31.72   |         |
| Hmstd RB   |         |         |         |         |         |
| Net Tax    | 1172.04 | 1564.14 | 1516.44 | 1515.38 |         |
| Sp-Asmnt   | 26.98   | 29.98   | 57.66   | 57.66   |         |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | a | *MAIN |
|------|------|------|------|-------|-------|---|-------|
| 1 BA | F    | M    |      | 1080  |       |   |       |
|      | DK   | P    |      | 112   | 1680  | b | PORCH |
|      | F/C  | A    |      | 160   |       | c | ADDTN |
|      | BAS1 | G    |      | 384   | 1200  | d | GRAGE |
|      | STP  | P    |      | 128   | 510   | e | PORCH |
|      | FFP  | P    |      | 384   | 15360 | f | PORCH |
|      | PAT  | P    |      | 112   | 340   | g | PORCH |
| 04   | F    | O    |      | 24    | 290   | h | OTHER |

| Sale# | #p | sale date  | To                        | Type/Invalid? | Sale\$ | co:land | co:blgd |
|-------|----|------------|---------------------------|---------------|--------|---------|---------|
| 218   | 1  | 2023-05-26 | WILCOX STORMY ETAL        | LWD *         | 0      | 13800   | 71430   |
| 248   | 1  | 2009-08-24 | HEWITT LYNN E & RICHARD D | 1SD &         | 0      | 11690   | 53110   |
| 724   | 1  | 1998-12-09 | FLEECE LYNN E             | LWD           | 65000  | 6800    | 43690   |
| 723   | 1  | 1998-12-09 | GREENTREE FINANCIAL SERV  | LDD           | 75000  | 6800    | 43690   |
| 442   | 1  | 1996-07-22 | MOE TIMOTHY J & MELISSA   | LWD           | 95000  | 6800    | 43910   |
| 575   | 1  | 1991-07-19 |                           | LUN *         | 50000  | 0       | 35310   |

| Year | Land | Bldg  | Total | Net Tax |
|------|------|-------|-------|---------|
| 2021 | 4830 | 25000 | 29830 | 1238.64 |
| 2020 | 4830 | 25000 | 29830 | 1255.72 |

| 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 |
| 500 HARDIN COUNTY LANDFILL       |           |     | XA/2025 |



3786 SR 67 43310

| Occupancy 1 Single Family |           | *DWELLING COMPUTATIONS |                           |
|---------------------------|-----------|------------------------|---------------------------|
| Story Height              | 1         | Sq-Ft                  | Value                     |
| Floor Level               | Main      | FRAME                  | 1240 106170               |
|                           | Qtr Story | FRAME                  | 1080 4310                 |
|                           | Basement  |                        | 1080 20130                |
|                           | Subtotal  |                        | 130610                    |
| Metal                     | Roof      | GABLE                  |                           |
| Plaster/Drywall           | X         |                        | Air Conditioning 2220     |
| Panelled Wall             | X         |                        | Garages and Carports 1200 |
| Unfinished Wall           | X         | X                      | Extra Features 18180      |
| Floor/Pine                |           | X                      | Total Value 152210        |
| Floor/Carpet              | X         |                        |                           |
| Floor/Concrete            | X         |                        | PUB ELECTRIC              |
| Number of Rooms           | 1 4       | 1                      | PUB GAS                   |
| Bedrooms                  | 1         |                        | PRIV WATER                |
| Central Heat              | A         |                        | PRIV SEWER                |
| FORCED AIR                |           |                        | PUB PAVED ST/RD           |
| Central A/C               | A         |                        | Topo: ROLLING             |
| Plumbing                  |           |                        | Neighborhood:             |
| Standard                  | 1         |                        | Code: 3100                |
|                           |           |                        | Dwl/Gar/NC% 1.1800        |

| Bldg Type     | SHB+Cons | DixHt     | Unit  | Grade  | Blt/Renov | Replace  | Phy   | Fnc | True  |
|---------------|----------|-----------|-------|--------|-----------|----------|-------|-----|-------|
| 1 DWELLING    | 1 BAF    | 1240      |       | C      | 1930GD    | 152210   | .40   | .15 | 91600 |
| 2 Pole Build  |          | 32X50     | 1600  | C      | 1965GD    | 19200    | .60   |     | 7680  |
| 3 HOTTUB      | *PP      |           | 0     |        | OLD/      | 0        |       |     | 0     |
| 4 P           | PAT      |           | 767   | C      | 2020AV    | 2300     | .15   |     | 1960  |
| 5 P           | DK       | 12X12     | 144   | C      | 2017AV    | 2160     | .20   |     | 1730  |
| homesite      | 1.0000   | effective | depth | actual | effective | extended | true  |     |       |
| small acreage | .4000    | frontage  | depth | rate   | rate      | value    | value |     |       |
|               |          |           |       | 5000   | 5000      | 2000     | 2000  |     |       |