MCDONALD USV RHD FIRE DISTRICT 00305

Hardin County, Ohio
Michael T. Bacon, Auditor

45-290052.0000 RES
F52 2026

sale

2023	HOLBROOK MATTHEW & S	2014-09-10
2024	HOLBROOK MATTHEW & S	2014-09-10
2025	HOLBROOK MATTHEW & S	2014-09-10
2026	HOLBROOK MATTHEW & SER	2014-09-10 10221 ETC 9.594A
	16481 TR 39	1SH
		$67,000
	BELLE CENTER OH 43310	

Orig Tax Year 2006
Parent: 45-290003.0000

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

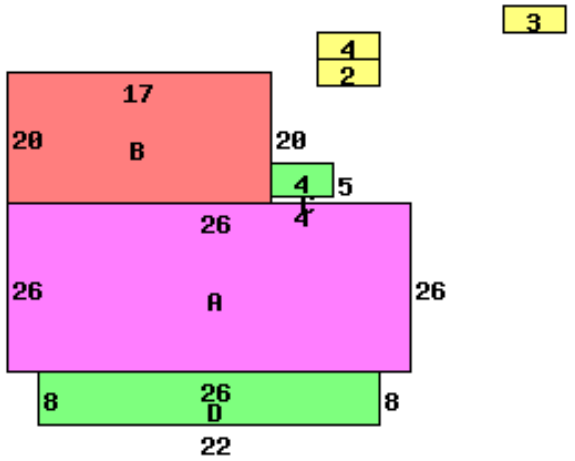
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	9.5940	9.5940	9.5940	9.5940	9.5940			
Land100%	42490	42490	42490	42490		42490	45200	45190
Bldg100%	89290	89290	89290	89290		89290	165200	165190
Totl100%	131770t	131770t	131770t	131770t		131770t	210400t	210380t
Cauv100%								
Tax Value:								
Land 35%	14870	14870	14870	14870		14870	15820	15820
Bldg 35%	31250	31250	31250	31250		31250	57820	57820
Totl 35%	46120t	46120t	46120t	46120t		46120t	73640t	73630t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1714.62	1661.64	1659.36	1659.36	1659.36			
Sp-Asmnt	26.23	59.72	59.72	59.72				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	F/C	M		676		a	*MAIN
1 B	F	A		340		b	ADDTN
	STP	P		20	80	c	PORCH
	EFP	P		176	7040	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
393	1	2014-09-10	HOLBROOK MATTHEW & SEREN	1SH *	67000	25200	51800
285	1	2005-05-06	BADERTSCHER MARK A & HEA	1	80000	0	0

Year	Land	Bldg	Total	Net Tax
2022	9550	28480	38030	1531.08
2021	9550	28480	38030	1618.16

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



16481 TR 39 43310

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1016	102260
	Full Upper	FRAME	676	52560
	Basement		85	2080
	Subtotal			156900
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X X	Extra Features	7120
Panelled Wall	X	Total Value	164020
Unfinished Wall	X		
Floor/Carpet	X X	PUB ELECTRIC	
Floor/Concrete	X	PRIV WATER	
Floor/Tile-Lino	X	PRIV SEWER	
Number of Rooms	1 5 4	PUB PAVED ST/RD	
Bedrooms	1 4	Topo: ROLLING	
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	3100
Plumbing		Dwl/Gar/NC%	1.5500
Standard	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Blt/Renov Grade	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 F/C		1692		C-	OLD/AV	147620	.55		102970
2	Garage		24X24	576		C	1975AV	13820	.65		7500
3	Pole Barn		40X90	3600		C	2023AV	43200	.05		41040
4	Pole Barn		30X40	1200		C	2023AV	14400	.05		13680

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	8.5940				5000	2850	24490	24490

Call Back: Sign: PSN Date: 2014-11-05 Lister: 45-290052.0000-v082020R