MCDONALD USV RHD FIRE DISTRICT
00305

Hardin County, Ohio
Michael T. Bacon, Auditor

45-290054.0000 RES
F09 2025

sale

2022 KETCHAM MATTHEW & KAT	2007-08-01	
2023 KETCHAM MATTHEW & KAT	2007-08-01	
2024 KETCHAM MATTHEW & KAT	2007-08-01	
2025 KETCHAM MATTHEW & KATHE	2007-08-01 10221 ETC 2.521A	
16088 TR 39	1SD	
	$0	
BELLE CENTER OH 43310		

Orig Tax Year 2008
Parent: 45-290001.0000

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

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	2.5210	2.5210	2.5210	2.5210	
Land100%	17170	25600	25600	25600	25610
Bldg100%	300310	362200	362200	362200	362210
Totl100%	317490t	387800t	387800t	387800t	387820t
Cauv100%					
Tax Value:					
Land 35%	6010	8960	8960	8960	8960
Bldg 35%	105110	126770	126770	126770	126770
Totl 35%	111120t	135730t	135730t	135730t	135740t
Hmstd35%	109520	133070	133070	133070	
Owner Oc	114.64	115.92	110.14	110.18	hmstd 6300 l 126770 b
Hmstd RB					
Net Tax	4358.98	4930.18	4780.02	4773.26	
Sp-Asmnt	39.07	39.07	129.14	129.14	

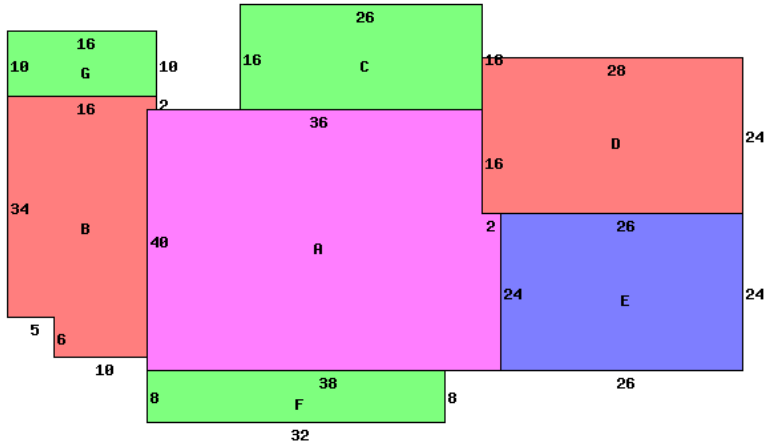
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1QB	F	M		1488		a	*MAIN
1	F/C	A		572		b	ADDTN
	DK	P		416	6240	c	PORCH
1	F	A		672		d	ADDTN
	F F	G		624	18120	e	GRAGE
	OFP	P		256	7680	f	PORCH
	PAT	P		160	480	g	PORCH

gas fireplace

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
290	1	2007-08-01	KETCHAM MATTHEW & KATHER	1SD *	0	0	0

Year	Land	Bldg	Total	Net Tax
2021	6010	105110	111120	4606.82
2020	6010	105110	111120	4670.22

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



16088 TR 39 43310

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1Q				
Floor Level	Main	FRAME	2732	176050
	Qtr Story	FRAME	1488	21680
	Basement		1488	27530
	Subtotal			225260
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		D	D		
Unfinished Wall	X				
Floor/Carpet		X	X		
Floor/Concrete	X				
Floor/Tile-Lino		L			
Number of Rooms	1	7	3		
Bedrooms		3	2		
Central Heat		A			
FORCED AIR					
Central A/C		A			
Plumbing					
Standard	1				
Extra 3 Fixture	3				

Air Conditioning	7320
Plumbing	6300
Garages and Carports	18120
Extra Features	14400
Total Value	271400
PUB ELECTRIC	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Topo: ROLLING	
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	1QB F		2732		B	2008GD	352820	.13		362210

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				18000	18000	18000	18000
small acreage	1.5210				5000	5000	7610	7610

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