

MCDONALD USV RHD FIRE DISTRICT

00305

Hardin County, Ohio  
Michael T. Bacon, Auditor

45-290058.0000  
F07.01

RES  
2025

sale

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

2022 WINING TROY L & ANNE	2017-04-27
2023 WINING TROY L & ANNE	2017-04-27
2024 WINING TROY L & ANNE	2017-04-27
2025 WINING TROY L & ANNE M	2017-04-27 10221 10310 10360 2.013A
16084 TR 39	1SD
BELLE CENTER OH 43310	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	2.0130	2.0130	2.0130	2.0130	
Land100%	15630	23060	23060	23060	23070
Bldg100%	183170	212940	212940	212940	212950
Totl100%	198800t	236000t	236000t	236000t	236020t
Cauv100%					

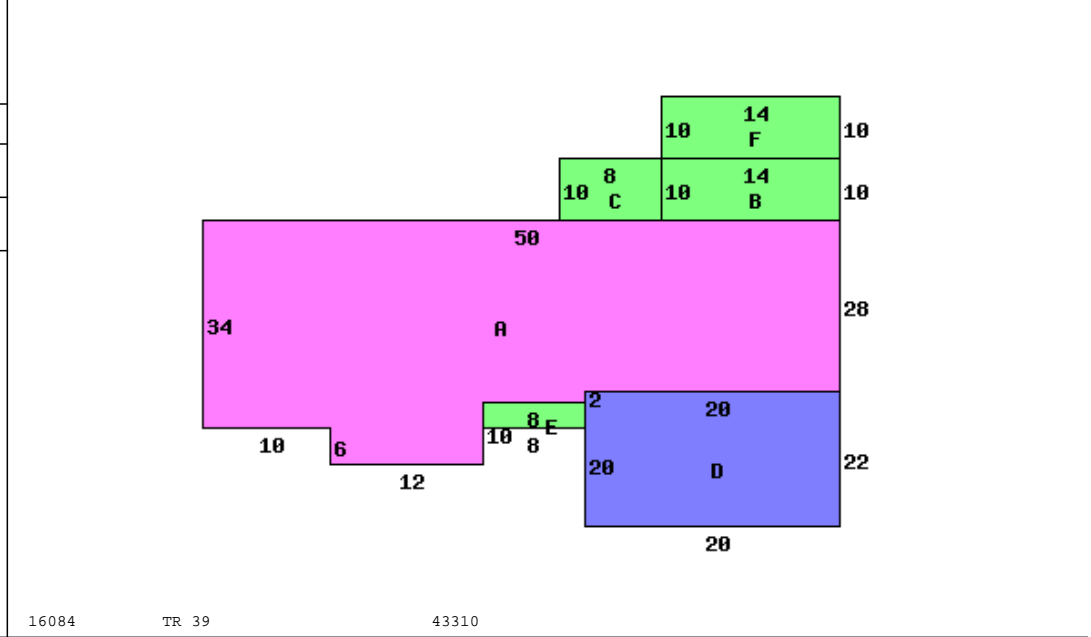
Orig Tax Year 2018  
Parent: 45-290001.0000

Tax Value:					
Land 35%	5470	8070	8070	8070	8070
Bldg 35%	64110	74530	74530	74530	74530
Totl 35%	69580t	82600t	82600t	82600t	82610t
Hmstd35%	68520	80830	80830	80830	
Owner Oc	71.72	70.42	66.90	66.92	hmstd 6300 l 74530 b
Hmstd RB					
Net Tax	2729.52	3000.44	2909.06	2904.94	
Sp-Asmnt	20.00	20.00	87.98	87.98	

SHB+ 1 B	CONS F	TYPE M	FACT	SQ-FT 1620	VALUE 4200	a *MAIN
	OFF P			140	4200	b PORCH
	PAT P			80	240	c PORCH
	F G			440	10560	d GRAGE
	STP P			32	130	e PORCH
	PAT P			140	420	f PORCH

Sale# 181	#p 1	sale date 2017-04-27	To WINING TROY L & ANNE M	Type/Invalid? 1SD *	Sale\$ 0	co:land 0	co:bldg 0
Year 2021	Land 5470	Bldg 64110	Total 69580	Net Tax 2884.72			
2020	5470	64110	69580	2924.44			

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



16084 TR 39 43310

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1	Sq-Ft Value
Floor Level	
Main	FRAME 1620 124290
Basement	1620 29970
Subtotal	154260
Shingle	Roof GABLE
B 1 2 U A	
Plaster/Drywall	D Air Conditioning 2880
Unfinished Wall	X Garages and Carports 10560
Floor/Carpet	X Extra Features 4990
Floor/Concrete	X Total Value 172690
Floor/Tile-Lino	T
Number of Rooms	6 PUB ELECTRIC
Bedrooms	2 PRIV WATER
Central Heat	A PUB PAVED ST/RD
FORCED AIR	Topo: ROLLING
Central A/C	A
Plumbing	Neighborhood:
Extra 3 Fixture	1 Code: 3100
Extra 2 Fixture	1 Dwl/Gar/NC% 1.1800

Bldg Type 1 DWELLING	SHB+Cons 1 B F	DixHt FtxFt 1620	Unit Rate	Grade C+	Blt/Renov Cond 2017AV	Replace Value 189960	Phy Dpr .05	Fnc Dpr	True Value 212950
homesite	1.0000	effective frontage	depth	actual rate	effective rate	extended value	true value		
small acreage	1.0130			5000	5000	18000	18000	18000	18000