MCDONALD USV RHD FIRE DISTRICT
00305

Hardin County, Ohio
Michael T. Bacon, Auditor

45-290058.0000 RES
F07.01 2026

sale

2023 WINING TROY L & ANNE		2017-04-27
2024 WINING TROY L & ANNE		2017-04-27
2025 WINING TROY L & ANNE		2017-04-27
2026 WINING TROY L & ANNE M		2017-04-27 10221 10310 10360 2.013A
16084 TR 39		1SD
		$0
BELLE CENTER OH 43310		

Orig Tax Year 2018
Parent: 45-290001.0000

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

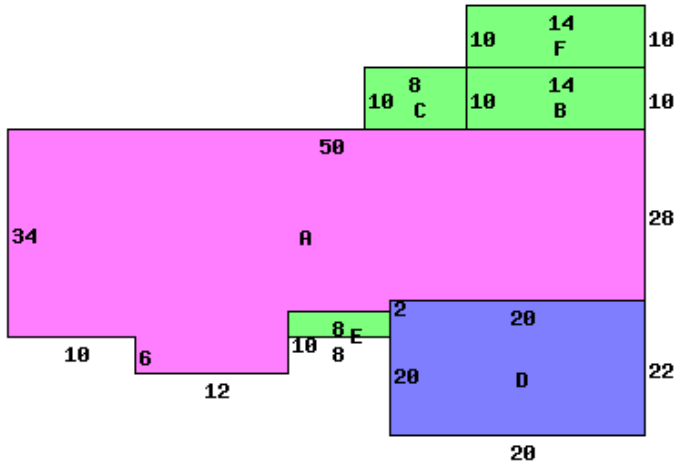
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	2.0130	2.0130	2.0130	2.0130	2.0130			
Land100%	23060	23060	23060	23060		23060	25770	25770
Bldg100%	212940	212940	212940	212940		212940	279710	279720
Totl100%	236000t	236000t	236000t	236000t		236000t	305490t	305490t
Cauv100%								
Tax Value:								
Land 35%	8070	8070	8070	8070		8070	9020	9020
Bldg 35%	74530	74530	74530	74530		74530	97900	97900
Totl 35%	82600t	82600t	82600t	82600t		82600t	106920t	106920t
Hmstd35%	80830	80830	80830	80830		80830	105150	
Owner Oc	70.42	66.90	66.92	66.92	66.92	hmstd 6300 l	74530 b	
Hmstd RB								
Net Tax	3000.44	2909.06	2904.94	2904.94	2904.94			
Sp-Asmnt	20.00	87.98	87.98	87.98				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1620		a	*MAIN
	OFP	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#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
181	1	2017-04-27	WINING TROY L & ANNE M	1SD *	0	0	0

Year	Land	Bldg	Total	Net Tax
2022	5470	64110	69580	2729.52
2021	5470	64110	69580	2884.72

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



16084 TR 39 43310

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
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	
		PRIV SEWER	
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%	1.5500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B F		1620		C+	2017AV	189960	.05		279720

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	1.0130				5000	5000	5070	5070

Call Back: Sign: PSN Date: 2018-05-30 Lister:

45-290058.0000-v082020R