

MCDONALD USV RHD FIRE DISTRICT

00305

Hardin County, Ohio
Michael T. Bacon, Auditor

45-291003.0000
F22

RES
2025

sale

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

2022	KOOGLE ROSS M & KYWA	1996-07-31
2023	KOOGLE ROSS M & KYWA	1996-07-31
2024	KOOGLE KYWANA J	2023-03-03
2025	KOOGLE KYWANA J	2023-03-03 REED ROAD 3
	16949 TR 39	1AF
	BELLE CENTER OH 43310	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	6030	8630	8630	8630	8630
Bldg100%	83540	150170	150170	150170	150180
Totl100%	89570t	158800t	158800t	158800t	158810t
Cauv100%					

2026	RHODES WILLIAM JOSEPH S	2025-12-18
	16949 TR 39	1SD
	BELLE CENTER OH 43310	

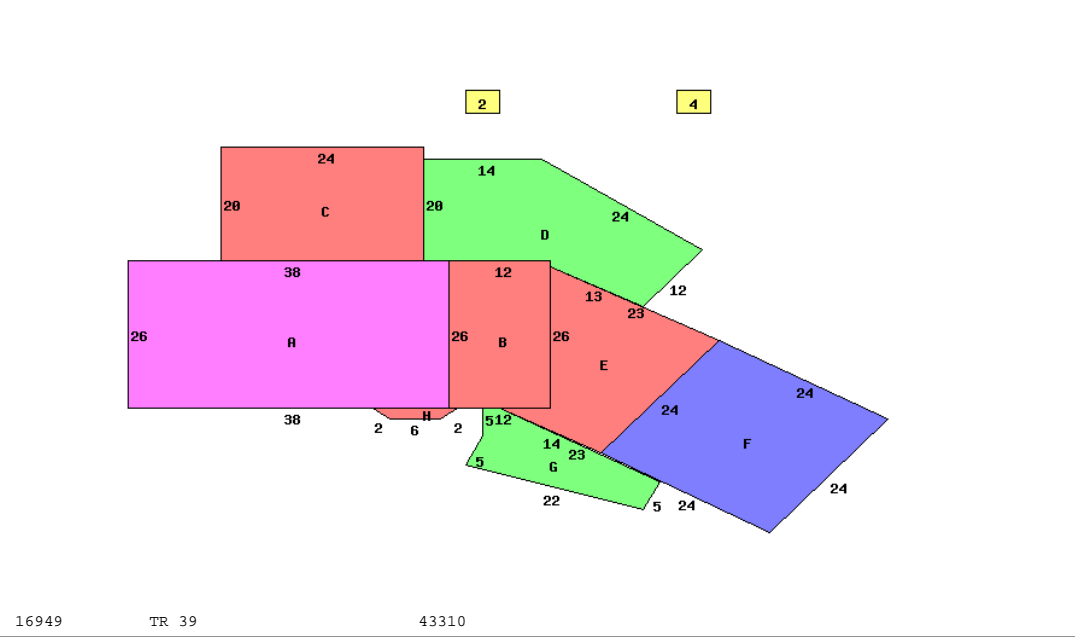
Tax Value:					
Land 35%	2110	3020	3020	3020	3020
Bldg 35%	29240	52560	52560	52560	52560
Totl 35%	31350t	55580t	55580t	55580t	55580t
Hmstd35%			46.00	55580	
Owner Oc				46.02	hmstd 3020 1 52560 b
Hmstd RB					
Net Tax	1262.14	2066.32	1956.48	1953.70	
Sp-Asmnt	24.99	24.99	68.34	68.34	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		988			ADDTN
1	F/C	A		312			ADDTN
1	F/C	A		480			ADDTN
1	PAT	P		513	1540		PORCH
1	F	A		390			ADDTN
1	F	G		596	14300		GRAGE
1	OFF	P		187	5610		PORCH
1	F	A		16			ADDTN

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
584	1	2025-12-18	RHODES WILLIAM	1SD	270000	8630	150170
86	1	2023-03-03	KOOGLE KYWANA J	1AF *	0	6030	83540
459	1	1996-07-31	KOOGLE ROSS M & KYWANA	1WD	32500	4310	28110
576	1	1994-06-29	MONTGOMERY SHARON L	1QC *	0	0	32430

Year	Land	Bldg	Total	Net Tax
2021	2110	29240	31350	1333.94
2020	2110	29240	31350	1352.28

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



Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1	Sq-Ft Value
Floor Level	2186 147600
Metal	147600
Plaster/Drywall X	Garages and Carports 14300
Floor/Pine X	Extra Features 7790
Floor/Carpet X	Total Value 169690
Number of Rooms 6	
Bedrooms 3	PUB ELECTRIC
Central Heat A	PRIV WATER
ELECTRIC	PRIV SEWER
Plumbing	PUB PAVED ST/RD
Standard 1	Neighborhood:
	Code: 3100
	Dwl/Gar/NC% 1.1800

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	Area	Rate	C	1966VG	169690	.25	Dpr	Value
2 Shed	*PP F 0	8X14	112		OLD/AV	0			150180
4 Shed	*PP	8X12	96		OLD/	0			0
front lot	acres/	effective	depth	depth	actual	effective	extended	true	
	frontage	frontage	depth	factor	rate	rate	value	value	
		125.00	225	115	60	69	8630	8630	

Call Back: Sign: PSN Date: 2014-11-05 Lister: 45-291003.0000-v082020R