MCDONALD USV RHD FIRE DISTRICT
00305

Hardin County, Ohio
Michael T. Bacon, Auditor

45-291003.0000 RES
F22 2026

sale

2023 KOOGLER ROSS M & KYWA	1996-07-31	
2024 KOOGLER KYWANA J	2023-03-03	
2025 KOOGLER KYWANA J	2023-03-03	
2026 KOOGLER KYWANA J	2023-03-03	REED ROAD 3
16949 TR 39	1AF	
	$0	
BELLE CENTER OH 43310		

2027 RHODES WILLIAM JOSEPH S	2025-12-18	
16949 TR 39	1SD	
BELLE CENTER OH 43310		

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

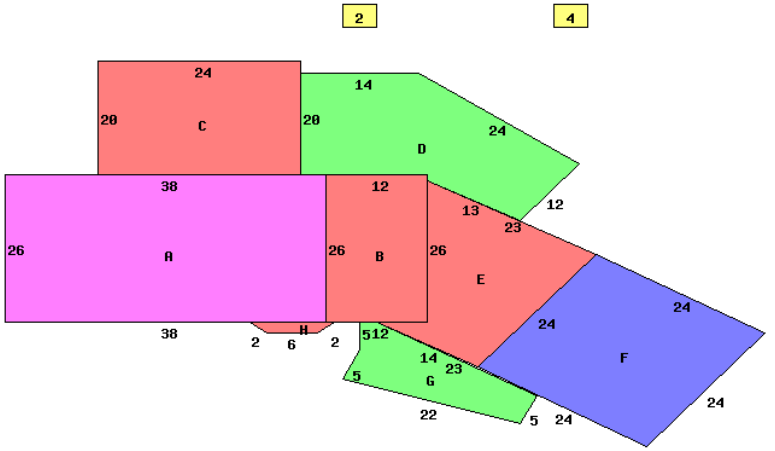
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	8630	8630	8630	8630		8630	9890	9880
Bldg100%	150170	150170	150170	150170		150170	197260	197260
Totl100%	158800t	158800t	158800t	158800t		158800t	207140t	207140t
Cauv100%								
Tax Value:								
Land 35%	3020	3020	3020	3020		3020	3460	3460
Bldg 35%	52560	52560	52560	52560		52560	69040	69040
Totl 35%	55580t	55580t	55580t	55580t		55580t	72500t	72500t
Hmstd35%				55580		55580	55580	
Owner Oc		46.00	46.02	46.02	46.02	hmstd 3020 l 52560 b		
Hmstd RB								
Net Tax	2066.32	1956.48	1953.70	1953.70	1953.70			
Sp-Asmnt	24.99	68.34	68.34	68.34				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		988		a	*MAIN
1	F/C	A		312		b	ADDTN
1	F/C	A		480		c	ADDTN
	PAT	P		513	1540	d	PORCH
1	F	A		390		e	ADDTN
	F	G		596	14300	f	GRAGE
	OFP	P		187	5610	g	PORCH
1	F	A		16		h	ADDTN

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
584	1	2025-12-18	RHODES WILLIAM	1SD		270000	8630	150170
86	1	2023-03-03	KOOGLER KYWANA J	1AF	*	0	6030	83540
459	1	1996-07-31	KOOGLER 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
2022	2110	29240	31350	1262.14
2021	2110	29240	31350	1333.94

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



16949 TR 39 43310

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	2186	147600
	Subtotal			147600
Metal	Roof	GABLE		

B 1 2 U A

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	
		PRIV WATER	
Central Heat	A	PRIV SEWER	
ELECTRIC		PUB PAVED ST/RD	
Plumbing			
Standard	1	Neighborhood:	
		Code:	3100
		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 F/C		2186		C	1966VG	169690	.25		197260
2	Shed	*PP F 0	8X14	112			OLD/AV	0			0
4	Shed	*PP	8X12	96			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		125.00	225	115	69	79	9880	9880

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

45-291003.0000-v082020R