

MCDONALD USV RHD FIRE DISTRICT

00305

Hardin County, Ohio
Michael T. Bacon, Auditor

45-291004.0000
F23

RES
2025

sale

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

2022 VESTNET INC	2021-08-26	
2023 JACOBS TIMOTHY A	2022-10-27	
2024 JACOBS TIMOTHY A	2022-10-27	
2025 JACOBS TIMOTHY A	2022-10-27 REED ROAD 4 .65A	
16973 TR 39	1WD	
BELLE CENTER OH 43310	\$150,000	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	.6500	.6500	.6500	.6500	
Land100%	6030	8630	8630	8630	8630
Bldg100%	100000	145090	145090	145090	145080
Totl100%	106030t	153710t	153710t	153710t	153710t
Cauv100%					
Tax Value:					
Land 35%	2110	3020	3020	3020	3020
Bldg 35%	35000	50780	50780	50780	50780
Totl 35%	37110t	53800t	53800t	53800t	53800t
Hmstd35%	33540				
Owner Oc	35.10				
Hmstd RB					
Net Tax	1458.92	2000.14	1938.34	1935.68	
Sp-Asmnt	26.05	26.05	67.10	67.10	

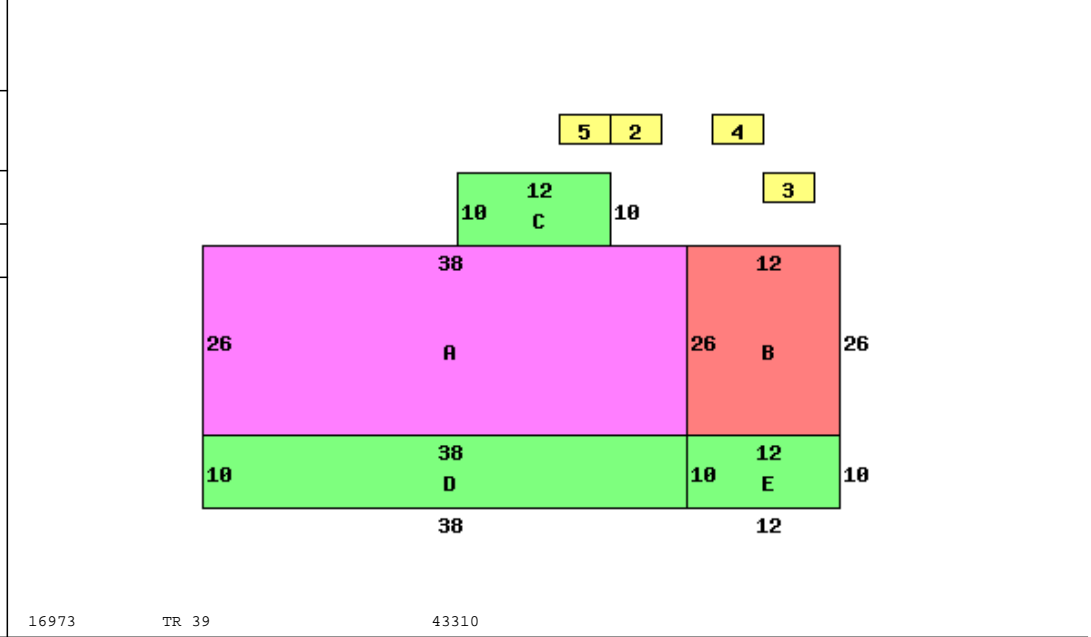
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		988		a	*MAIN
1	F	A		312		b	ADDTN
	PAT	P		120	360	c	PORCH
	OFF	P		380	11400	d	PORCH
	CAN	P		120	960	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
558	1	2022-10-27	JACOBS TIMOTHY A	1WD	150000	6030	100000
436	1	2021-08-26	VESTNET INC	1WD	90000	6030	100000
382	1	2018-08-06	RHINE MARK E & THERESA	1SD	120000	5740	83710
583	0	1988-07-29		*	28764	0	31510

Year	Land	Bldg	Total	Net Tax
2021	2110	35000	37110	1541.88
2020	2110	35000	37110	1563.10

Project
902 MAIN DISTRICT CONSERVANCY XA/2025
500 HARDIN COUNTY LANDFILL XA/2025

ben acres / % factor



Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level	1300	107470
Shingle	Roof	107470
Plaster/Drywall	D	Air Conditioning 2340
Floor/Pine	X	Extra Features 13600
Floor/Carpet	X	Total Value 123410
Floor/Tile-Lino	X	
Number of Rooms	4	PUB ELECTRIC
Bedrooms	2	PRIV WATER
Central Heat	A	PRIV SEWER
FORCED AIR		PUB PAVED ST/RD
Central A/C	A	
Plumbing		Neighborhood:
Standard	1	Code: 3100
		Dwl/Gar/NC% 1.1800

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	1300	Rate	Grade	Cond	Value	Dpr	Dpr
2 Pole Build		52X70	3640	C-	1973GD	111070	.30	-.35
3 Garage	F 0	20X24	480	C	1988FR	43680	.70	13100
4 Shed	*PP F 0	10X12	120	OLD/	1993AV	11520	.60	5440
5 Lean-To		16X30	480	C	0	0		0
					2014AV	3840	.30	2690
front lot	acres/	effective	depth	depth	actual	effective	extended	true
	frontage	frontage	factor	factor	rate	rate	value	value
		125.00	225	115	60	69	8630	8630

Call Back: Sign: PSN Date: 2014-11-05 Lister: 45-291004.0000-v082020R