MCDONALD USV RHD FIRE DISTRICT
00305

Hardin County, Ohio
Michael T. Bacon, Auditor

45-291009.0000 RES
F33 2026

sale

2023 THOMPSON JON D & MONI
2024 THOMPSON JON D & MONI
2025 THOMPSON JON D & MONI
2026 THOMPSON JON D & MONICA
17109 TR 39
$0
BELLE CENTER OH 43310

REED ROAD PT 8-9

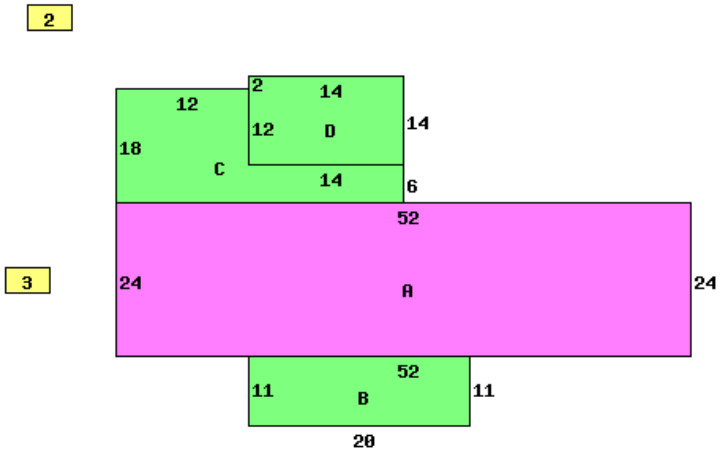
Eff Rate:- 40.66 — 39.34 — 39.29 — 39.29 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	10340	10340	10340	10340		10340	11860	11850
Bldg100%	109140	109140	109140	109140		109140	142110	142110
Totl100%	119490t	119490t	119490t	119490t		119490t	153970t	153960t
Cauv100%								
Tax Value:								
Land 35%	3620	3620	3620	3620		3620	4150	4150
Bldg 35%	38200	38200	38200	38200		38200	49740	49740
Totl 35%	41820t	41820t	41820t	41820t		41820t	53890t	53890t
Hmstd35%	40430	40430	40430	40430		40430	52490	
Owner Oc	35.22	33.46	33.48	33.48	33.48	hmstd 3620 l	36810 b	
Hmstd RB								
Net Tax	1519.54	1473.26	1471.16	1471.16	1471.16			
Sp-Asmnt	25.31	57.50	57.50	57.50				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F	M		1248		a	*MAIN
	OFP	P		220	6600	b	PORCH
	PAT	P		300	900	c	PORCH
	EFP	P		196	7840	d	PORCH

Year	Land	Bldg	Total	Net Tax
2022	2540	30650	33190	1301.56
2021	2540	30650	33190	1375.56

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



17109 TR 39 43310

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1248	106850
	Subtotal			106850
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall	X	Fireplaces	2000
Panelled Wall	X	Extra Features	16140
Floor/Carpet	X	Total Value	124990
Floor/Tile-Lino	X		
Number of Rooms	6	PUB ELECTRIC	
Bedrooms	3	PUB GAS	
		PRIV WATER	
Fireplace		PRIV SEWER	
Openings	1	PUB PAVED ST/RD	
Stacks	1		
Central Heat	A	Neighborhood:	
ELEC/SPACE		Code:	3100
Plumbing		Dwl/Gar/NC%	1.5500
Standard	1		

	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		1248		C-	1973GD	112490	.30		122050
2	Shed		20X26	520		D	2017AV	4990	.20		3990
3	Garage	F	24X36	864		C	2004AV	20740	.50		16070
4	HOTTUB	*PP		0			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		150.00	225	115	69	79	11850	11850

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

45-291009.0000-v082020R