

MCDONALD USV RHD FIRE DISTRICT

04:15 PM

00305

Hardin County, Ohio
Michael T. Bacon, Auditor

45-291016.0000
F21.01

RES
2025

- sale

2022 J P MORGAN MORTGAGE A	2020-12-09	
2023 PEARSON TINA L	2022-09-20	
2024 PEARSON TINA L	2022-09-20	
2025 SCHETTER STEVEN A JR	2024-08-13	REED ROAD 16
16937 TR 39	1WD	
	\$260,000	
BELLE CENTER OH 43310		

Eff	Rate: - 44.45	40.66	39.34	39.29	a/r	
Tax Year	2022	2023	2024	2025		CAMA
Prop Cls	510	510	510	510		510
Acres						
Land100%	6710	9460	9860	9860		9870
Bldg100%	139740	144710	144710	144710		144710
Totl100%	146460t	154170t	154570t	154570t		154580t
Cauv100%						
Tax Value:						
Land 35%	2350	3310	3450	3450		3450
Bldg 35%	48910	50650	50650	50650		50650
Totl 35%	51260t	53960t	54100t	54100t		54100t
Hmstd35%						
Owner Oc		47.00	44.78			
Hmstd RB						
Net Tax	2063.68	1959.08	1904.38	1946.46		
Sp-Asmnt	208.13	28.13	66.94	786.94		

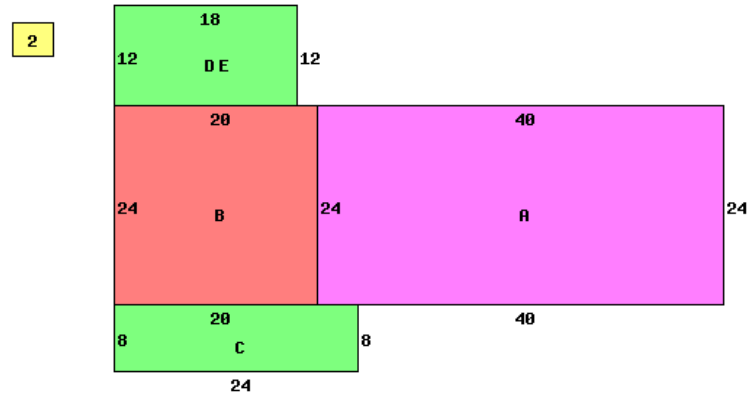
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		960		a	*MAIN
2	F/S	A		480		b	ADDTN
	EFP	P		192	7680	c	PORCH
	CAN	P		216	1730	d	PORCH
	DK	P		216	3240	e	PORCH

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#: 28 L/W
combined parcels 2024 dupl
452910280000
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Sal#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
335	1	2024-08-13	SCHETTER STEVEN A JR	1WD	260000	9466	144710
496	1	2022-09-20	PEARSON TINA L	1WD	129900	6718	139740
581	1	2020-12-09	J P MORGAN MORTGAGE ACQUI	1SH *	98876	6718	139740
369	1	2010-08-03	BOEDINGER SHANE & PERRY S	1WD	100000	4860	95910
95	1	2006-02-17	MESSENGER DOUGLAS A & KA	1WD	79800	4696	91400
134	1	2004-03-03	RYMER EDWARD	1WD	50000	4170	74800
26	1	2004-01-15	FEDERAL HOME LOAN MORTG	1DD	53000	4170	74910
96	1	2000-02-18	BACKUS JEREMY J & ELIZAB	1SD	72000	4230	82370
410	1	1996-07-10	MACK KAY	1WD	30000	4000	37110
644	1	1989-08-02		1UN *	6000	2800	0

Year	Land	Bldg	Total	Net Tax
2021	2350	48910	51260	2181.10
2020	2350	48910	51260	2153.56

project	ben acres	/ %	factor
02 MAIN DISTRICT CONSERVANCY	XA/2025		
02 REED ROAD SANITARY SEWER	XA/2025		
00 HARDIN COUNTY LANDFILL	XA/2025		



16937	TR 39	43310
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Occupancy 1 Single Family			*DWELLING COMPUTATIONS	
Story Height 2			Sq-Ft	Value
Floor Level	Main	FRAME	1440	113850
	Full Upper	FRAME	480	41700
	Subtotal			155550
Shingle	Roof	GABLE		
Plaster/Drywall	X X			2100
Floor/Carpet	X X		Extra Features	12650
Floor/Tile-Lino	X X		Total Value	170300
Number of Rooms	7 2			
Bedrooms	2 1		PUB ELECTRIC	
			PUB GAS	
Central Heat	A		PRIV WATER	
FORCED AIR			PUB SEWER	
Plumbing			PUB PAVED ST/RD	
Standard	1			
Extra 3 Fixture	1		Neighborhood:	
			Code:	3100
			Dwl/Gar/NC%	1.1800

1	Bldg Type	SHB+Cons	DixHt	Area	Unit	Blt/Renov	Replace	Phy	Fnc	True
2	DWELLING	1	FtxFtx	1920	Rate	Cond	Value	Dpr	Dpr	Value
	Garage	F	24X32	768		1992AV	153270	.26		133840
						2004AV	18430	.50		10870
front lot		acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value		true value
		139.0200	139.00	264	118	60	71	9870		9870

Call Back:

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

45-291016.0000-v082020R