

MCDONALD USV RHD FIRE DISTRICT

00305

Hardin County, Ohio  
Michael T. Bacon, Auditor

45-291016.0000  
F21.01

RES  
2025

sale

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

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	LWD	
BELLE CENTER OH 43310	\$260,000	

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	

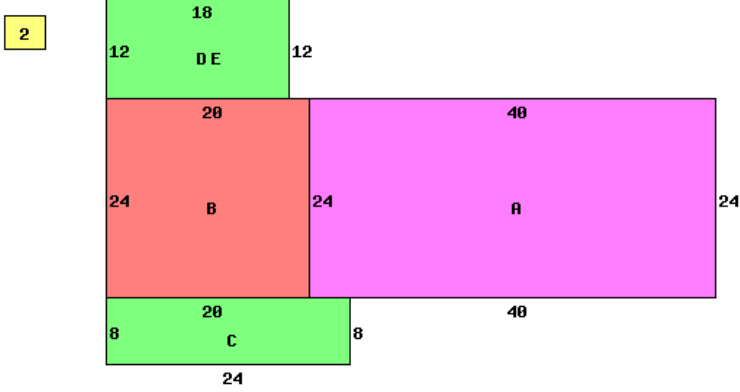
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		960		a	*MAIN
2	F/S	A		480		b	ADDTN
	EFF	P		192	7680	c	PORCH
	CAN	P		216	1730	d	PORCH
	DK	P		216	3240	e	PORCH

#: 28 L/W  
combined parcels 2024 dupl  
45291028000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
335	1	2024-08-13	SCHETTER STEVEN A JR	LWD	260000	9460	144710
496	1	2022-09-20	PEARSON TINA L	LWD	129900	6710	139740
581	1	2020-12-09	J P MORGAN MORTGAGE ACQUI	LSH *	98876	6710	139740
369	1	2010-08-03	BOEDICKER SHANE & PERRY S	LWD	100000	4860	95910
95	1	2006-02-17	MESSENGER DOUGLAS A & KA	LWD	79800	4600	91400
134	1	2004-03-12	FRYMYER LEONARD W	LWD	50400	4170	74910
26	1	2004-01-15	FEDERAL HOME LOAN MORTG	IDD	53000	4170	74910
96	1	2000-02-18	BACKUS JEREMY J & ELIZAB	LSD	72000	4230	82370
410	1	1996-07-10	MACK KAY	LWD	30000	4000	37110
644	1	1989-08-02		LUN *	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
902 MAIN DISTRICT CONSERVANCY			XA/2025
802 REED ROAD SANITARY SEWER			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025



16937 TR 39 43310

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

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