MCDONALD USV RHD FIRE DISTRICT 00305

Hardin County, Ohio
Michael T. Bacon, Auditor

45-291016.0000 RES
F21.01 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	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres						
Land100%	6710	9460	9860	9860	9860	9870
Bldg100%	139740	144710	144710	144710	144710	144710
Totl100%	146460t	154170t	154570t	154570t	154570t	154580t
Cauv100%						
Tax Value:						
Land 35%	2350	3310	3450	3450	3450	3450
Bldg 35%	48910	50650	50650	50650	50650	50650
Totl 35%	51260t	53960t	54100t	54100t	54100t	54100t
Hmstd35%						
Owner Oc		47.00	44.78			
Hmstd RB						
Net Tax	2063.68	1959.08	1904.38	1946.46	1946.46	
Sp-Asmnt	208.13	28.13	66.94	786.94		

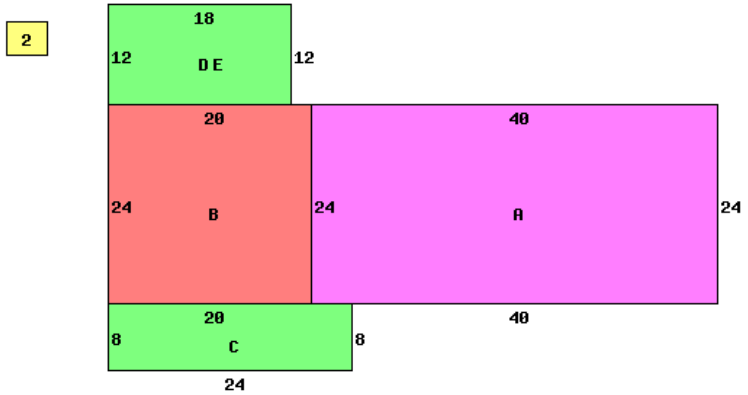
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		960		a	*MAIN
2	F/S	A		480		b	ADDTN
	EFP	P		192	7680	c	PORCH
	CAN	P		216	1730	d	PORCH
	DK	P		216	3240	e	PORCH

#: 28 L/W
combined parcels 2024 dupl
452910280000

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
335	1	2024-08-13	SCHETTER STEVEN A JR	1WD		260000	9460	144710
496	1	2022-09-20	PEARSON TINA L	1WD		129900	6710	139740
581	1	2020-12-09	J P MORGAN MORTGAGE ACQUI	1SH	*	98876	6710	139740
369	1	2010-08-03	BOEDICKER SHANE & PERRY S	1WD		100000	4860	95910
95	1	2006-02-17	MESSENGER DOUGLAS A & KA	1WD		79800	4600	91400
134	1	2004-03-12	FRYMYER LEONARD W	1WD		50400	4170	74910
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

p r o j e c t		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

Story Height 2
Floor Level

			*DWELLING COMPUTATIONS Sq-Ft	Value
Main	FRAME		1440	113850
Full Upper	FRAME		480	41700
Subtotal				155550
Roof	GABLE			

Shingle

	B	1	2	U	A
Plaster/Drywall	X	X			
Floor/Carpet	X	X			
Floor/Tile-Lino	X				
Number of Rooms	7	2			
Bedrooms	2	1			
Central Heat	A				
FORCED AIR					
Plumbing					
Standard	1				
Extra 3 Fixture	1				

Plumbing	2100
Extra Features	12650
Total Value	170300
PUB ELECTRIC	
PUB GAS	
PRIV WATER	
PUB SEWER	
PUB PAVED ST/RD	
Neighborhood:	
Code:	3100
Dwl/Gar/NC%	1.1800

	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		1920		C-	1992AV	153270	.26		133840
2	Garage	F	24X32	768		C	2004AV	18430	.50		10870

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	139.0200	139.00	264	118	60	71	9870	9870

Call Back: Sign: PSN Date: 2014-11-05 Lister: 45-291016.0000-v082020R