

Hardin County, Ohio
Michael T. Bacon, Auditor

45-291016.0000
F21.01

RES
2024

00305

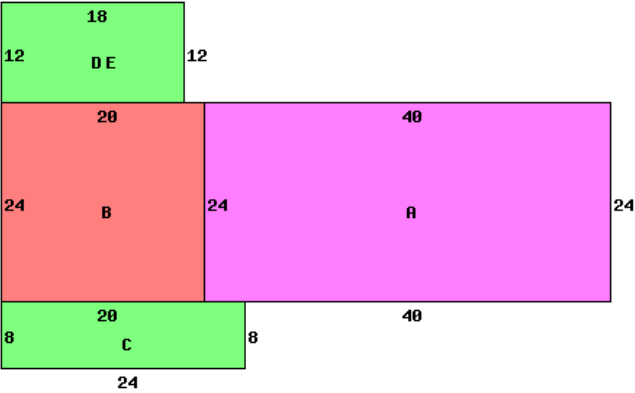
sale

2021 J P MORGAN MORTGAGE A	2020-12-09	
2022 J P MORGAN MORTGAGE A	2020-12-09	
2023 PEARSON TINA L	2022-09-20	
2024 PEARSON TINA L	2022-09-20	REED ROAD 16
16937 TR 39	1WD	
BELLE CENTER OH 43310	\$129,900	
2025 SCHETTER STEVEN A JR	2024-08-13	
16937 TR 39	1WD	
BELLE CENTER OH 43310		

Eff Rate:-	46.98	44.45	40.66	39.34	a/r
Tax Year	2021	2022	2023	2024	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	6710	6710	9460	9860	9870
Bldg100%	139740	139740	144710	144710	144710
Totl100%	146460t	146460t	154170t	154570t	154580t
Cauv100%					
Tax Value:					
Land 35%	2350	2350	3310	3450	3450
Bldg 35%	48910	48910	50650	50650	50650
Totl 35%	51260t	51260t	53960t	54100t	54100t
Hmstd35%					
Owner 0c			47.00	44.78	
Hmstd RB					
Net Tax	2181.10	2063.68	1959.08	1904.38	
Sp-Asmnt	748.14	208.13	28.13	66.94	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		960		a	*MAIN
2	F/S	A		480		b	ADDTN
	EEP	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	MESSINGER 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			
2020	2350	48910	51260	2153.56			
2019	2240	40290	42530	1644.50			
p r o j e c t					ben acres	/ %	factor
902	MAIN DISTRICT	CONSERVANCY		XA/2024			
500	HARDIN COUNTY	LANDFILL		XA/2024			

2



16937 TR 39 43310

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			Plumbing	2100
Floor/Carpet	X X			Extra Features	12650
Floor/Tile-Lino	X			Total Value	170300
Number of Rooms	7 2				
Bedrooms	2 1			PUB ELECTRIC	
Central Heat	A			PUB GAS	
FORCED AIR				PRIV WATER	
Plumbing				PUB SEWER	
Standard	1			PUB PAVED ST/RD	
Extra 3 Fixture	1			Neighborhood:	
				Code:	3100
				Dwl/Gar/NC%	1.1800

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 F	24X32	1920		C-	1992AV	153270	.26		133840
2 Garage			768		C	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