

MCDONALD USV RHD FIRE DISTRICT

00305

Hardin County, Ohio
Michael T. Bacon, Auditor

45-291018.0000
F21.03

RES
2025

sale

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

2022 BBT INVESTMENTS LLC	2015-10-05	
2023 BBT INVESTMENTS LLC	2015-10-05	
2024 BBT INVESTMENTS LLC	2015-10-05	
2025 BBT INVESTMENTS LLC	2015-10-05	REED ROAD 18
16931 TR 39		1WD
	\$22,244	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	5770	8370	8370	8370	8380
Bldg100%	73310	72370	72370	72370	72360
Totl100%	79090t	80740t	80740t	80740t	80740t
Cauv100%					
Tax Value:					
Land 35%	2020	2930	2930	2930	2930
Bldg 35%	25660	25330	25330	25330	25330
Totl 35%	27680t	28260t	28260t	28260t	28260t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1114.36	1050.62	1018.16	1016.76	
Sp-Asmnt	744.40	744.40	766.42	766.42	

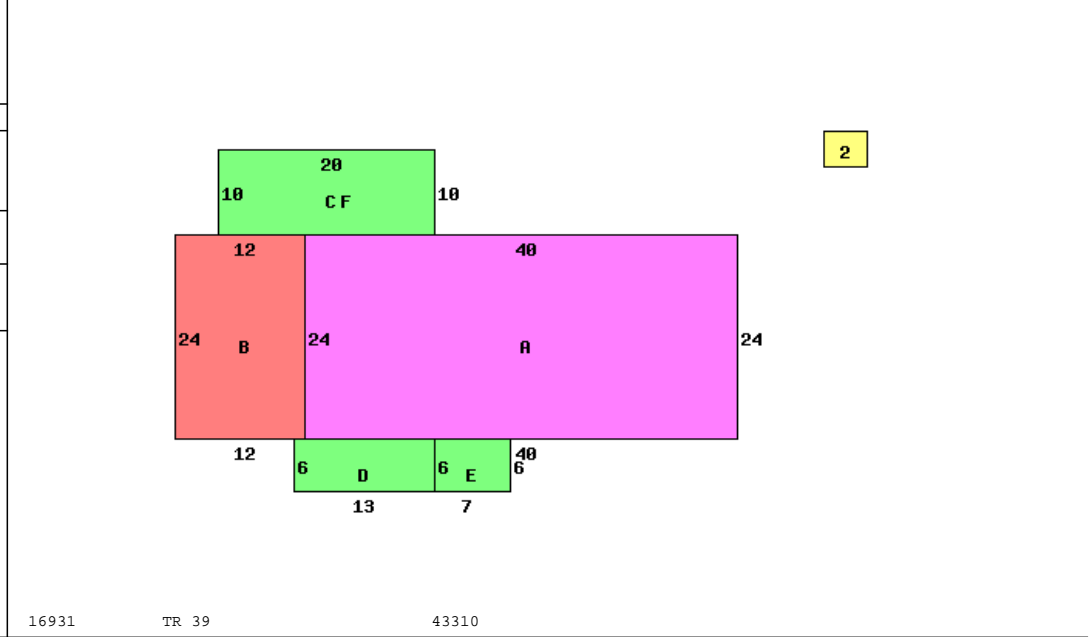
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		960		a	*MAIN
1	F/C	A		288		b	ADDTN
	CAN	P		200	1600	c	PORCH
	STP	P		78	310	d	PORCH
	OFF	P		42	1260	e	PORCH
	PAT	P		200	600	f	PORCH

L/C SUE ANN WEBSTER 11-17-15 \$70,000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
583	1	2015-10-05	BBT INVESTMENTS LLC	1WD	22244	4510	52490
495	1	2015-09-28	BANK OF NEW YORK MELO	1DF	39200	4510	52490
540	1	1996-08-30	MCELFRESH KAYELEEN	1WD	20500	3000	28200
403	1	1996-08-30	REED MARY M	1AF *	0	3000	28200

Year	Land	Bldg	Total	Net Tax
2021	2020	25660	27680	1177.78
2020	2020	25660	27680	1193.96

project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
802 REED ROAD SANITARY SEWER			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025



16931 TR 39 43310

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1	Sq-Ft Value
Floor Level	1248 106850
Shingle	106850
Plaster/Drywall	X
Floor/Carpet	X
Floor/Tile-Lino	X
Number of Rooms	4
Bedrooms	2
Central Heat	A
FORCED AIR	
Central A/C	A
Plumbing	
Standard	1
Extra Fixture	1
	PUB ELECTRIC
	PUB GAS
	PRIV WATER
	PUB SEWER
	PUB PAVED ST/RD
	Topo: ROLLING
	Neighborhood:
	Code: 3100
	Dwl/Gar/NC% 1.1800

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F	1248		Cond	Value	Dpr	Dpr	Value
2 Shed	*PP F 0	10X12	120	Grade	1970AV	0		72360
				OLD/	102200			0
front lot	acres/	effective	depth	actual	effective	extended	true	
	frontage	frontage	depth	rate	rate	value	value	
		125.00	188	111	60	67	8380	8380

Call Back: Sign: PSN Date: 2014-11-05 Lister: 45-291018.0000-v082020R