MCDONALD USV RHD FIRE DISTRICT
00305

Hardin County, Ohio
Michael T. Bacon, Auditor

45-291021.0000 RES
F17 2025

sale

2022 ABOUAF BRITTANY		2012-09-21
2023 ABOUAF BRITTANY		2012-09-21
2024 ABOUAF BRITTANY		2012-09-21
2025 ABOUAF BRITTANY		2012-09-21 10221 1.00A
16861 TR 39		2WD
		$118,000
BELLE CENTER OH 43310		

Eff Rate: 44.45 40.66 39.34 39.29 a/r

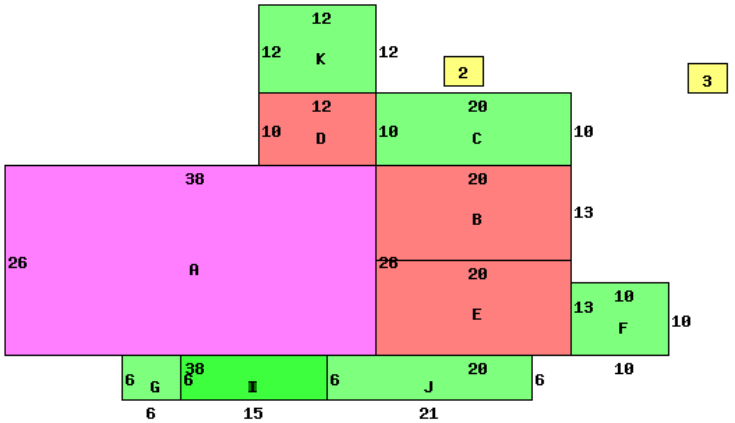
	2022	2023	2024	2025	CAMA
Tax Year					
Prop Cls	510	510	510	510	510
Acres					
Land100%	9310	13310	13310	13310	13320
Bldg100%	105060	111910	111910	111910	111920
Totl100%	114370t	125230t	125230t	125230t	125240t
Cauv100%					
Tax Value:					
Land 35%	3260	4660	4660	4660	4660
Bldg 35%	36770	39170	39170	39170	39170
Totl 35%	40030t	43830t	43830t	43830t	43830t
Hmstd35%					
Owner Oc	41.90	38.18	36.28	36.30	
Hmstd RB					
Net Tax	1569.68	1591.30	1542.86	1540.66	
Sp-Asmnt	26.52	26.52	58.76	58.76	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		988		a	*MAIN
1	F/C	A		260		b	ADDTN
	EFP	P		200	8000	c	PORCH
1	F/C	A		120		d	ADDTN
1	F/C	A		260		e	ADDTN
	PAT	P		100	300	f	PORCH
	STP	P		36	140	g	PORCH
	STP	P		90	360	h	PORCH
	RFX	P		90	900	i	PORCH
	RFX	P		126	1260	j	PORCH
	DK	P		144	2160	k	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
424	1	2012-09-21	ABOUAF BRITTANY	2WD	118000	7140	54200
808	2	2005-12-07	SUEVER DAVID E & BILLIE	2SD	90000	7860	53170
153	3	2004-04-09	DANIELS MARY ANN	3AF *	0	7140	49090

Year	Land	Bldg	Total	Net Tax
2021	3260	36770	40030	1658.92
2020	3260	36770	40030	1681.76

project			ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			



16861 TR 39 43310

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1628	124900
	Subtotal			124900
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Air Conditioning	2900
Panelled Wall	X	Plumbing	2100
Floor/Carpet	X	Extra Features	14240
Floor/Tile-Lino	X	Total Value	144140
Number of Rooms	8		
Bedrooms	4	PUB ELECTRIC	
		PRIV WATER	
Central Heat	A	PRIV SEWER	
FORCED AIR		PUB PAVED ST/RD	
Central A/C	A		
Plumbing		Neighborhood:	
Standard	1	Code:	3100
Extra 3 Fixture	1	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/C		1628		C-	1973GD	129730	.30		107160
2	Shed	*NV	8X12	96			OLD/	0			0
3	Garage		20X24	480		C	OLD/AV	11520	.65		4760

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		193.00	225	115	60	69	13320	13320

Call Back: Sign: PSN Date: 2014-10-05 Lister: 45-291021.0000-v082020R