

MCDONALD USV RHD FIRE DISTRICT

00305

Hardin County, Ohio  
Michael T. Bacon, Auditor

45-291022.0000  
F16

RES  
2025

sale

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

2022	RINES DONALD R & DEBO	2011-10-14	
2023	RINES DONALD R & DEBO	2011-10-14	
2024	RINES DONALD R & DEBO	2011-10-14	
2025	RINES DONALD R & DEBORA	2011-10-14	10221 ETC 1.00A
	16829 TR 39	1WD	
		\$21,405	
	BELLE CENTER OH 43310		

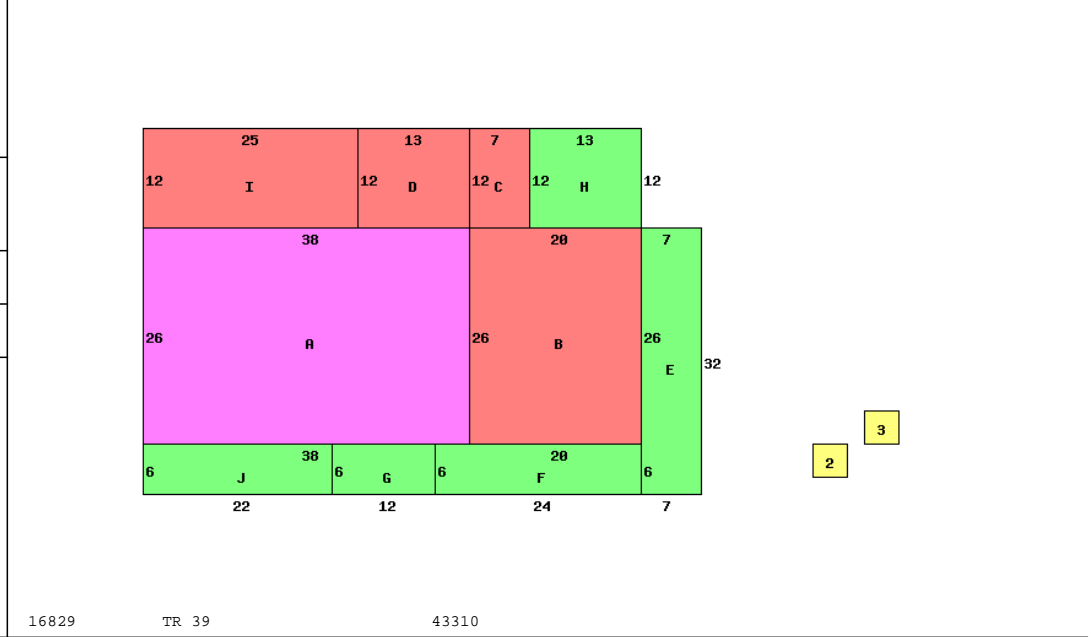
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres					
Land100%	10630	15170	15170	15170	15180
Bldg100%	98170	115800	115800	115800	115810
Totl100%	108800t	130970t	130970t	130970t	130990t
Cauvl00%					
Tax Value:					
Land 35%	3720	5310	5310	5310	5310
Bldg 35%	34360	40530	40530	40530	40530
Totl 35%	38080t	45840t	45840t	45840t	45850t
Hmstd35%					
Owner Oc	39.86	39.94	37.94	37.96	
Hmstd RB	343.14	332.92	344.98	356.78	
Net Tax	1150.06	1331.36	1268.62	1254.54	
Sp-Asmnt	26.07	26.07	59.80	59.80	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		988		a	*MAIN
1	F/C	A		520		b	ADDTN
1	F	A		84		c	ADDTN
1	F/C	A		156		d	ADDTN
	PAT	P		224	670	e	PORCH
	OFFP	P		144	4320	f	PORCH
	OFFP	P		72	2160	g	PORCH
	OFFP	P		156	6240	h	PORCH
1	F	A		300		i	ADDTN
	OFFP	P		132	3960	j	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
451	1	2011-10-14	RINES DONALD R & DEBORAH	1WD *	21405	9200	72940
418	1	2011-09-26	EH POOLED 211 LP	1WD *	15842	9200	72940
547	1	2010-11-23	DEUTSCHE BANK NATIONAL TR	1SH *	40000	9200	72940
15	1	1992-01-06		1UN *	44000	0	36110
419	1	1991-05-31		1UN *	29000	0	36110

Year	Land	Bldg	Total	Net Tax
2021	3720	34360	38080	1215.50
2020	3720	34360	38080	1232.26

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



16829 TR 39 43310

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	2048 140080
Shingle	Subtotal		140080
	Roof	GABLE	
Plaster/Drywall	X	Plumbing	2100
Floor/Carpet	X	Extra Features	18510
Number of Rooms	8	Total Value	160690
Bedrooms	4		
Central Heat	A	PUB ELECTRIC	
ELECTRIC		PUB GAS	
Plumbing		PRIV WATER	
Standard	1	PRIV SEWER	
Extra 3 Fixture	1	PUB PAVED ST/RD	
		Neighborhood:	
		Code:	3100
		Dwl/Gar/NC%	1.1800

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C			Grade	Cond	Value	Dpr	Value
2 Garage		24X24	576	C-	1973AV	144620	.35	110920
3 Shed	*PP	8X16	128	C	1983FR	13820	.70	4890
					2020AV	0		0
front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	288.0000	193.00	225	115	60	69	13320	13320
front lot		27.00	225	115	60	69	1860	1860

Call Back: Sign: PSN Date: 2014-11-05 Lister: 45-291022.0000-v082020R