MCDONALD USV RHD FIRE DISTRICT
00305

Hardin County, Ohio
Michael T. Bacon, Auditor

45-300007.0000 AGR
F87 2026

sale

2023 HUNT JOYCE C	2013-12-23
2024 HUNT JOYCE C	2013-12-23
2025 HUNT JOYCE C	2013-12-23
2026 HUNT JOYCE C	2013-12-23 13360 20.50A
4340 SR 67	1CT
	$0
KENTON OH	

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

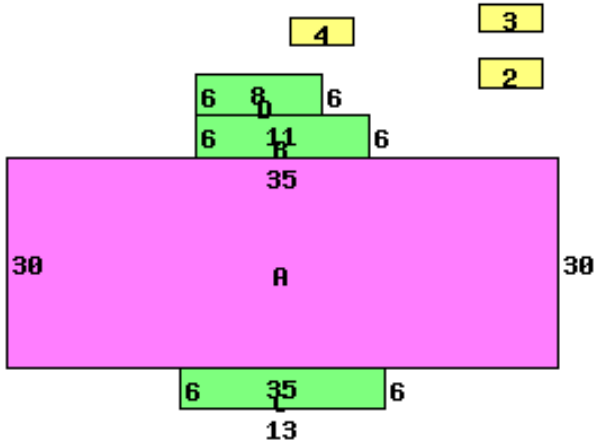
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	20.5000	20.5000	20.5000	20.5000	20.5000			
Land100%	124430	124430	124430	124430		124430	180460	180470
Bldg100%	119310	119310	119310	119310		119310	154340	154350
Totl100%	243740t	243740t	243740t	243740t		243740t	334800t	334820t
Cauv100%	59430	59430	59430	59430		124430	180460	64880
Tax Value:								
Land 35%	20800	20800	20800	20800		20800	22710	63160
Bldg 35%	41760	41760	41760	41760		41760	54020	54020
Totl 35%	62560t	62560t	62560t	62560t		62560t	76730t	117190t
Hmstd35%	45420	45420	45420	45420		45420	60530	
Owner Oc	39.56	37.60	37.60	37.60	37.60	hmstd 6300 l	39120 b	
Hmstd RB	332.92	344.98	356.78	356.78	356.78			
Net Tax	1953.34	1871.36	1856.48	1856.48	1856.48			
Cauv Sav	1125.24	845.78	819.66	818.50				
Sp-Asmnt	37.60	85.54	85.54	85.54				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1QB	F	M		1050		a	*MAIN
	OFP	P		66	1980	b	PORCH
	OFP	P		78	2340	c	PORCH
	DK	P		48	720	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
561	1	2013-12-23	HUNT JOYCE C	1CT *	0	67510	84830

Year	Land	Bldg	Total	Net Tax
2022	10540	39180	49720	1614.60
2021	10540	39180	49720	1706.42

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
135 BADER #888 SCIOTO RIVER MCDO	XA/2025			
298 HUGHES #1053 - SCIOTO RIVER	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



4340 SR 67 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1Q				
Floor Level	Main	FRAME	1050	105680
	Qtr Story	FRAME	1050	16380
	Basement		1050	19570
	Subtotal			141630
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		D		D	
Unfinished Wall	X				
Floor/Carpet		X			
Floor/Concrete	X				
Floor/Tile-Lino		X		X	
Number of Rooms	1	3		2	
Bedrooms		1		2	
Central Heat		A			
FORCED AIR					
Central A/C		A			
Plumbing					
Standard	1				

Air Conditioning	3680
Extra Features	5040
Total Value	150350
PUB ELECTRIC	
PUB GAS	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Topo: ROLLING	
Neighborhood:	
Code:	3100
Dwl/Gar/NC%	1.5500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1QB F		1050		C-	1935VG	135320	.30		146820
2	Pole Build		30X54	1620		C	1972AV	19440	.65		6800
3	Shed		14X18	252		D	OLD/FR	2420	.70		730
4	POND	*.29A		0			OLD/AV	0			0

Tab	#	SOIL		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	2	BOB	BLOUNT SILT LOAM, 2	14.3711	8370	120290	2230	32050
C	14	GWB	GLYNWOOD SILT LOAM	4.0467	7830	31690	1630	6600
W	14	GWB	GLYNWOOD SILT LOAM	.5822	4100	2390	230	130
	671	HSITE	HOMESITE	1.0000	26100	26100	26100	26100
	980	ROAD	ROAD	.5000				
				20.5		180470	(100%)	64880
						63160	(35%)	22710

CAUV # 1346

Call Back: Sign: PSN Date: 2014-11-05 Lister:

45-300007.0000-v082020R