MCDONALD USV RHD FIRE DISTRICT
00305

Hardin County, Ohio
Michael T. Bacon, Auditor

45-300017.0000 AGR
A50 2025

sale

2022	SEARSON STEVEN A & KE	1996-02-22	
2023	SEARSON STEVEN A & KE	1996-02-22	
2024	SEARSON STEVEN A & KE	1996-02-22	
2025	SEARSON STEVEN A & KELL	1996-02-22 11068 12198 76.175A	
	5299 TR 180	1WD	
		$83,640	
	BELLE CENTER OH 43310		

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

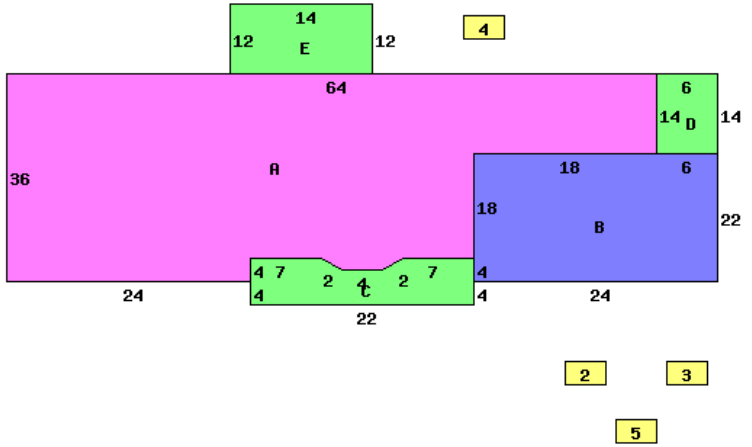
	2022	2023	2024	2025	
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	76.1750	76.1750	76.1750	76.1750	
Land100%	349200	385940	385940	385940	385950
Bldg100%	190230	209540	209540	209540	209530
Totl100%	539430t	595490t	595490t	595490t	595480t
Cauv100%	53800	109510	109510	109510	109520
Tax Value:					
Land 35%	18830	38330	38330	38330	135080
Bldg 35%	66580	73340	73340	73340	73340
Totl 35%	85410t	111670t	111670t	111670t	208420t
Hmstd35%	63160	70320	70320	70320	
Owner Oc	66.12	61.26	58.20	58.22	hmstd 6300 l 64020 b
Hmstd RB					
Net Tax	3372.44	4090.34	3965.12	3959.56	
Cauv Sav	4162.40	3596.92	3485.76	3480.98	
Sp-Asmnt	261.14	216.80	330.36	523.96	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1832		a	*MAIN
	F	G		528	12670	b	GRAGE
	OFP	P		164	4920	c	PORCH
	OFP	P		84	2520	d	PORCH
	OFP	P		168	5040	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
91	1	1996-02-22	SEARSON STEVEN A & KELLY	1WD	83640	45110	0
660	15	1995-07-17	TERRA NOVA IV	WD	905900	45110	0

Year	Land	Bldg	Total	Net Tax
2021	18830	66580	85410	3564.20
2020	23820	66580	90400	3828.50

project			ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2025			
147	KILLOUGH #919 SCIOTO RIVER M	XA/2025			
324	HARPSTER - SCIOTO RIVER	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			



5299 TR 180 43310

Occupancy 1 Single Family *DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1832	131120
	Basement		1832	33750
	Subtotal			164870
Shingle	Roof	GALBE		

B 1 2 U A

Plaster/Drywall		D	Fireplaces	2000
Unfinished Wall	X		Air Conditioning	3210
Floor/Carpet		X	Plumbing	3500
Floor/Tile-Lino		X	Garages and Carports	12670
Number of Rooms	1	6	Extra Features	12480
Bedrooms		3	Total Value	198730
Fireplace			PUB PAVED ST/RD	
Openings	1			
Stacks	1		Neighborhood:	
Central Heat		A	Code:	3100
FORCED AIR			Dwl/Gar/NC%	1.1800
Heat Pump		A		
Central A/C		A		
Plumbing				
Standard	1			
Extra 3 Fixture	1			
Extra 2 Fixture	1			

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value	
1	DWELLING	1 B F		1832		C	1997GD	198730	.22		182910	
2	Pole Build		40X60	2400		C	2003AV	34800	.50		17400	CONCRET FL
3	Pole Build		12X30	360		D	2003AV	2770	.50		1390	1 SIDE OPN
4	Shed	*PP	10X12	120			OLD/	0			0	
5	Pole Build		30X36	1080		C	2005AV	15660	.50		7830	CONCRET FL

Tab	#	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA	BLOUNT SILT LOAM 0-	1.3285	6030	8010	2660	3530
C	2	BOB	BLOUNT SILT LOAM, 2	25.9333	5770	149640	2360	61200
C	14	GWB	GLYNWOOD SILT LOAM	2.0284	5400	10950	1750	3550
C	39	PM	PEWAMO SILTY CLAY L	.5050	6490	3280	3560	1800
W	1	BOA	BLOUNT SILT LOAM 0-	9.0203	3610	32560	770	6950
W	2	BOB	BLOUNT SILT LOAM, 2	10.4117	3130	32590	470	4890
W	39	PM	PEWAMO SILTY CLAY L	2.9567	5370	15880	1670	4940
	671	HSITE	HOMESITE	1.0000	18000	18000	18000	18000
	980	ROAD	ROAD	2.6150				
C	51	WSTL	WASTE LAND	.1811	120	20	50	10
C	1	BOA	BLOUNT SILT LOAM 0-	2.8317	6030	17080	230	650
C	2	BOB	BLOUNT SILT LOAM, 2	11.2917	5770	65150	230	2600
C	14	GWB	GLYNWOOD SILT LOAM	6.0716	5400	32790	230	1400
				76.175		385950	(100%)	109520
						135080	(35%)	38330

CAUV # 2810

Call Back: Sign: PSN Date: 2014-10-31 Lister:

45-300017.0000-v082020R