MCDONALD USV RHD FIRE DISTRICT
00305

Hardin County, Ohio
Michael T. Bacon, Auditor

45-300018.0000 AGR
F81 2026

sale

2023 SEARSON STEVE A ETAL	2016-01-12	
2024 SEARSON STEVE A ETAL	2016-01-12	
2025 SEARSON STEVE A ETAL	2016-01-12	
2026 SEARSON STEVE A ETAL	2016-01-12 13360 108.00A	
17689 CR 65	1WD	
	$0	
BELLE CENTER OH 43310		

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

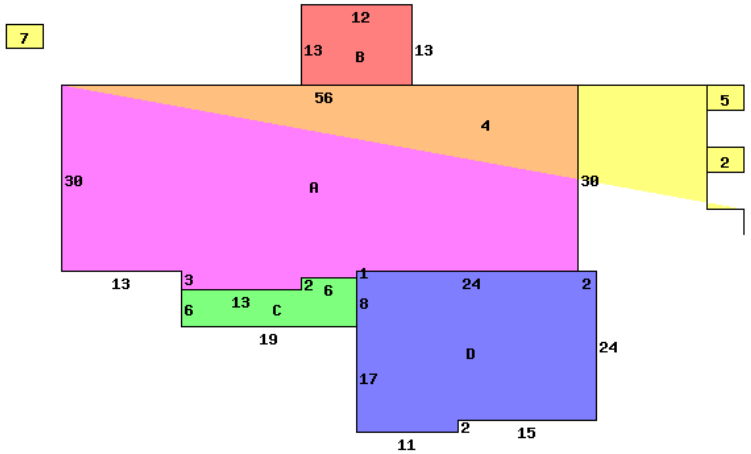
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	108.0000	108.0000	108.0000	108.0000	108.0000			
Land100%	597940	597940	597940	597940		597940	867200	867190
Bldg100%	61630	6230	6230	6230		6230	323230	323230
Totl100%	659570t	604170t	604170t	604170t		604170t	1190430t	1190420t
Cauv100%	173600	173600	173600	173600		597940	867200	167140
Tax Value:								
Land 35%	60760	60760	60760	60760		60760	58500	303520
Bldg 35%	21570	2180	2180	2180		2180	113130	113130
Totl 35%	82330t	62940t	62940t	62940t		62940t	171630t	416650t
Hmstd35%	25690	90770	90770	90770		90770	120090	
Owner Oc	22.38	52.10	52.12	52.12	52.12	hmstd 6300 l	84470 b	
Hmstd RB	332.92	344.98	356.78	356.78	356.78			
Net Tax	2705.52	1870.56	1855.62	1855.62	1855.62			
Cauv Sav	6360.16	5521.60	5350.96	5343.62				
Sp-Asmnt	395.20	506.06	898.36	898.36				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1725		a	*MAIN
1	F/C	A		156		b	ADDTN
	OFP	P		126	3780	c	PORCH
	F	G		646	15500	d	GRAGE

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
11	1	2016-01-12	SEARSON STEVE A ETAL	1WD *	0	391860	182860

Year	Land	Bldg	Total	Net Tax
2022	32190	27860	60050	2011.58
2021	32190	85090	117280	4538.22

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			



17689 CR 65 43310

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1881	133140
	Basement		1725	31910
	Subtotal			165050
Metal	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		D			
Unfinished Wall	X				
Floor/Hardwood		X			
Floor/Carpet		X			
Floor/Concrete	X				
Number of Rooms		1	6		
Bedrooms		3			
Central Heat		A			
FORCED AIR					
Central A/C		A			
Plumbing					
Standard		1			
Extra 3 Fixture		1			

Air Conditioning	3290
Plumbing	2100
Garages and Carports	15500
Extra Features	3780
Total Value	189720
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	1 B F		1881		C+	2023AV	208690	.02		317000
2	Flat Barn		40X60	2400		D	OLD/FR	23040	.80	.50	2300
4	Hog House		34X52	1768		D	1975AV	21220	.65	.50	3710
5	PIT	*SV 0	8X16	128			1975AV	2200	.80	.50	220
7	Shed	*PP	10X10	100			OLD/AV	0			0

Tab #		S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-	1.4806	8740	12940	2550	3780
C 2	BOB	BLOUNT SILT LOAM, 2	21.1084	8370	176680	2230	47070
C 14	GWB	GLYNWOOD SILT LOAM	5.3404	7830	41820	1630	8710
C 16	GYC2	GLYNWOOD CLAY LOAM	3.9585	6890	27270	870	3440
C 39	PM	PEWAMO SILTY CLAY L	18.7029	9410	175990	3450	64530
C 49	WA	WALLKILL SLT LOAM F	.4483	7930	3560	1880	840
W 2	BOB	BLOUNT SILT LOAM, 2	4.2760	4540	19410	230	980
W 14	GWB	GLYNWOOD SILT LOAM	3.2910	4100	13490	230	760
W 16	GYC2	GLYNWOOD CLAY LOAM	2.2183	2120	4700	230	510
W 39	PM	PEWAMO SILTY CLAY L	3.7612	7790	29300	230	870
671	HSITE	HOMESITE	1.0000	26100	26100	26100	26100
980	ROAD	ROAD	.9344				
C 2	BOB	BLOUNT SILT LOAM, 2	18.9636	8370	158730	230	4360
C 14	GWB	GLYNWOOD SILT LOAM	1.3687	7830	10720	230	320
C 16	GYC2	GLYNWOOD CLAY LOAM	12.1995	6890	84050	230	2810
C 39	PM	PEWAMO SILTY CLAY L	7.7483	9410	72910	230	1780
C 49	WA	WALLKILL SLT LOAM F	1.1999	7930	9520	230	280

108		867190	(100%)	167140	CAUV # 1291
		303520	(35%)	58500	

Call Back: Sign: PSN Date: 2014-11-05 Lister:
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45-300018.0000-v082020R