

MCDONALD USV RHD FIRE DISTRICT

00305

Hardin County, Ohio
Michael T. Bacon, Auditor

45-300029.0000
A17

AGR
2025

sale

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

2022	HOOVLER LAND & CATTLE	2018-11-28			
2023	HOOVLER LAND & CATTLE	2018-11-28			
2024	HUSTON JESSE W & BENJ	2023-03-22			
2025	HUSTON JESSE W & BENJAM	2023-03-22	11068	12198	2.659A
	17838 CR 65	2SD			
	BELLE CENTER OH 43310	\$310,000			

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	2.6600	2.6590	2.6590	2.6590	26890
Land100%	20290	26400	21290	26890	132210
Bldg100%	148430	132200	132200	132200	159100t
Totl100%	168710t	158600t	153490t	159090t	21640
Cauv100%	14090	21290	26400	21630	

2026	SEARSON KYLE J ETAL	2025-07-03			
	17838 CR 65	2WD			
	BELLE CENTER OH 43310				

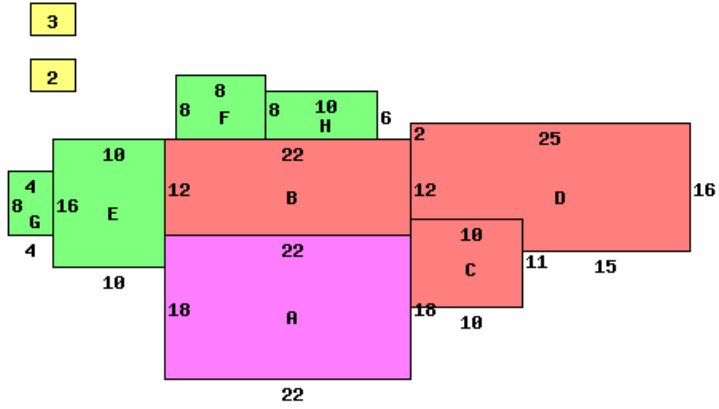
Tax Value:					
Land 35%	4930	7450	7450	7570	9410
Bldg 35%	51950	46270	46270	46270	46270
Totl 35%	56880t	53720t	53720t	53840t	55690t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	2289.96	1997.18	1935.46	1937.10	
Cauv Sav	87.36	66.54	64.48	66.20	
Sp-Asmnt	39.81	37.79	69.84	77.76	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F	M		396		a	*MAIN
1B	F	A		264		b	ADDTN
1B	F	A		110		c	ADDTN
1	F/C	A		360		d	ADDTN
	FFP	P		160	6400	e	PORCH
	OBW	P		64	1920	f	PORCH
	DK	P		32	480	g	PORCH
	PAT	P		60	180	h	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
284	2	2025-07-03	SEARSON KYLE J ETAL	2WD	400000	26400	132200
115	2	2023-03-22	HUSTON JESSE W & BENJAMIN	2SD	310000	20290	148430
476	6	2018-11-28	HOOVLER LAND & CATTLE CO	6QC *	0	19690	136400
302	6	2018-08-01	HOOVLER ROBERT L	6CT *	0	19690	136400
253	2	2010-06-04	HOOVLER ROBERT L & NANCY	2WD	116500	14140	71140
408	2	2000-09-29	MCGINNIS U J	2CT *	0	9800	55890

Year	Land	Bldg	Total	Net Tax
2021	4930	51950	56880	2420.24
2020	4930	51950	56880	2453.52

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	



17838 CR 65 43310

Occupancy	1 Single Family	*DWELLING COMPUTATIONS	Sq-Ft	Value
Story Height	1H			
Floor Level	Main	FRAME	1130	104290
	Part Upper	FRAME	396	22410
	Basement		374	7220
	Subtotal			133920
Shingle	Roof	GABLE		
Plaster/Drywall	X X	Extra Features		8980
Unfinished Wall	X	Total Value		142900
Floor/Pine	X X			
Number of Rooms	1 4 3	PUB ELECTRIC		
Bedrooms	3	PUB GAS		
		PRIV WATER		
Central Heat	A	PRIV SEWER		
FORCED AIR		PUB PAVED ST/RD		
Plumbing		Topo: ROLLING		
Standard	1	Neighborhood:		
		Code:		3100
		Dwl/Gar/NC%		1.1800

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1H F		1526		C	1930AV		142900	.55		75880
2 Garage		20X24	480		C	1983AV		11520	.65		4760
3 Dairy Barn	1	128X52	6656		C	2010AV		79870	.40		47920
4 P	CAN	10X76	760		C	2010AV		6080	.40		3650

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 2	BOB BLOUNT SILT LOAM, 2	1.5406	5770	8890	2360	3640
671	HSITE HOMESITE	1.0000	18000	18000	18000	18000
980		.1184				

		2.659		26890	(100%)	21640	CAUV # 4732
				9410	(35%)	7570	