MCDONALD USV RHD FIRE DISTRICT
00305

Hardin County, Ohio
Michael T. Bacon, Auditor

45-300038.0000 RES
A30 2026

sale

2023	KUAILE JOHN R & MAURE	1999-06-02
2024	KUAILE JOHN R & MAURE	1999-06-02
2025	KUAILE JOHN R & MAURE	1999-06-02
2026	KUAILE JOHN R & MAUREEN	1999-06-02 11068-12198 1.875A
	18047 CR 65	1SD
		$25,000
	BELLE CENTER OH 43310	

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

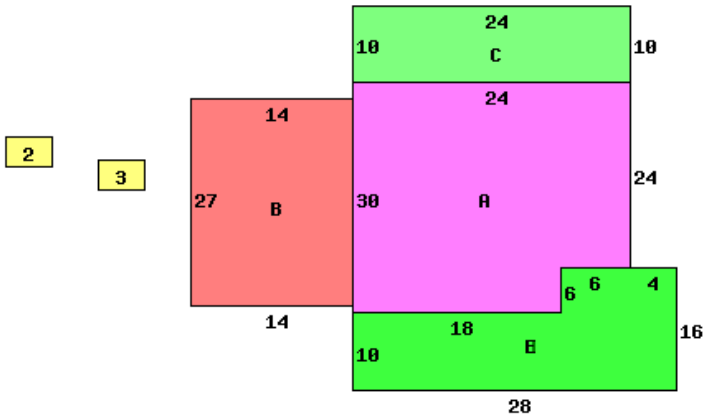
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	1.8800	1.8800	1.8800	1.8800	1.8800			
Land100%	22400	22400	22400	22400		22400	25110	25100
Bldg100%	99940	99940	99940	99940		99940	131200	131200
Totl100%	122340t	122340t	122340t	122340t		122340t	156310t	156300t
Cauv100%								
Tax Value:								
Land 35%	7840	7840	7840	7840		7840	8790	8790
Bldg 35%	34980	34980	34980	34980		34980	45920	45920
Totl 35%	42820t	42820t	42820t	42820t		42820t	54710t	54710t
Hmstd35%	41210	41210	41210	41210		41210	53100	
Owner Oc	35.90	34.12	34.12	34.12	34.12	hmstd 6300 l	34910 b	
Hmstd RB	332.92	344.98	356.78	356.78	356.78			
Net Tax	1223.12	1163.64	1149.74	1149.74	1149.74			
Sp-Asmnt	30.79	59.05	65.03	65.03				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		684		a	*MAIN
1HB	F	A		378		b	ADDTN
	OFP	P		240	7200	c	PORCH
	RFX	P		340	3400	d	PORCH
	DK	P		340	5100	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
308	1	1999-06-02	KUAILE JOHN R & MAUREEN	1SD	25000	8370	34660

Year	Land	Bldg	Total	Net Tax
2022	5330	24650	29980	833.50
2021	5330	24650	29980	880.92

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			



18047 CR 65 43310

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1062	102160
	Part Upper	FRAME	378	21390
	Basement		91	2230
	Subtotal			125780
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		
Panelled Wall		X			
Unfinished Wall	X				
Floor/Pine		X			
Floor/Carpet		X			
Floor/Tile-Lino		T			
Number of Rooms		1	6	2	
Bedrooms			1	2	
Fireplace					
Openings		1			
Stacks		1			
Central Heat			A		
FORCED AIR					
Heat Pump			A		
Central A/C			A		
Plumbing					
Standard		1			
Extra 2 Fixture		1			

Fireplaces		2000
Air Conditioning		2670
Plumbing		1400
Extra Features		15700
Total Value		147550
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 F/C		1440		C-	1920GD	132800	.40		123500
2	Garage		24X24	576		C	1988AV	13820	.65		7500
3	Shed	*SV	14X20	280			1920PR	200			200

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	.8800				5000	5000	4400	4400

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