

MCDONALD USV RHD FIRE DISTRICT

06:48 AM

45-300046.0000
A43

RES
2025

00305

Hardin County, Ohio
Michael T. Bacon, Auditor

- sale

2022	KAH	DAVID B & JEAN D	2002-03-22		
2023	KAH	DAVID B & JEAN D	2002-03-22		
2024	KAH	DAVID B & JEAN D	2002-03-22		
2025	KAH	DAVID B & JEAN D	2002-03-22	12198 - 11068	4.529A
	4532	SR 67	1WD		
			\$140,000		
	KENTON	OH 43326			

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

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	4.5290	4.5290	4.5290	4.5290	
Land100%	21310	32540	32540	32540	32540
Bldg100%	187140	216770	216770	216770	216760
Tot100%	208460t	249310t	249310t	249310t	249300t

Orig Tax Year 2003
Parent: 45-300031.0000

— Tax Value:

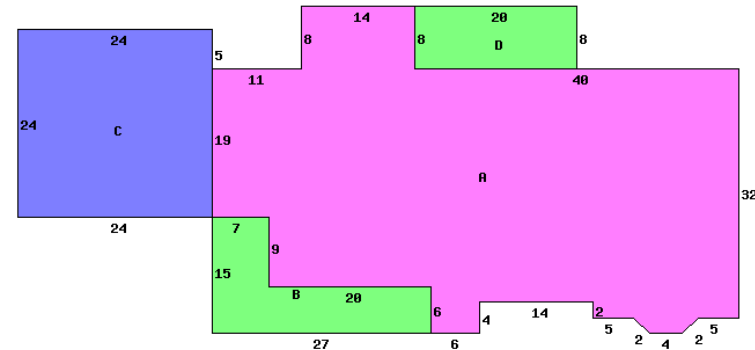
Land 35%	7460	11390	11390	11390	11390
Bldg 35%	65500	75870	75870	75870	75870
Tot l 35%	72960t	87260t	87260t	87260t	87260t
Hmstd35%	69570	81800	81800	81800	
Owner Oc	72.82	71.26	67.70	67.72	
Hmstd RB					hmstd 6300 l 75500 b
Net Tax	2864.50	3172.84	3076.16	3071.82	
Sp-Asmnt	32.56	35.56	86.60	86.60	

SHB+ 1 B	CONS	TYPE	FACT	SQ-FT	VALUE			
F	M			2017		a		*MAIN
OFF	P			225	6750	b		PORCH
F	G			576	13820	c		GRAGE
DK	P			160	2400	d		PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
143	1	2002-03-22	KAH DAVID B & JEAN D	1WD	140000	0	0

Year	Land	Bldg	Total	Net Tax
2021	7460	65500	72960	3027.36
2020	7460	65500	72960	3069.04

project	ben acres	/ %	factor
00 HARDIN COUNTY LANDFILL	XA/2025		
02 MAIN DISTRICT CONSERVANCY	XA/2025		
35 BADER #888 SCIOTO RIVER MCDO	XA/2025		
98 HUGHES #1053 - SCIOTO RIVER	XA/2025		



4532 SR 67 43326

Occupancy 1 Single Family			*DWELLING COMPUTATIONS	
Story Height 1			Sq-Ft	Value
Floor Level	Main	FRAME	2017	137969
	Basement		2017	37170
	Subtotal			175130
Shingle	Roof	GABLE		
Plaster/Drywall	B 1 2 U A		Air Conditioning	3570
Unfinished Wall	D		Plumbing	3500
Floor/Carpet	X		Garages and Carpports	13820
Floor/Concrete	X		Extra Features	9150
Floor/Tile-Lino	X		Total Value	205170
Number of Rooms	2 5			
Bedrooms	3		PUB ELECTRIC	
			PRIV WATER	
Central Heat	A		PRIV SEWER	
FORCED AIR			PUB PAVED ST/RD	
Central A/C	A		Topo: ROLLING	
Plumbing				
Standard	1		Neighborhood:	
Extra 3 Fixture	1		Code:	3100
Extra 2 Fixture	1		Dwl/Gar/NC%	1.1800

	Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1	DWELLING	1 B F	FtxFt	2017	Rate	C+	Cond	Value	Dpr	Dpr	Value
2	Shed	F	12X20	240		D	1998GD 2000AV	225690 2300	.19 .55		215720 1040
		acres/ frontage	effective frontage	depth	depth factor		actual rate	effective rate	extended value		true value
	homesite	1.0000					18000	18000	18000		18000
	small acreage	3.5290					5000	4120	14540		14540

Call Back:

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

45-300046.0000-v082020R