

MCDONALD USV RHD FIRE DISTRICT

00305

Hardin County, Ohio
Michael T. Bacon, Auditor

45-300046.0000
A43

RES
2025

sale

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

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	LWD			
KENTON OH 43326	\$140,000			

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	4.5290	4.5290	4.5290	4.5290	32540
Land100%	21310	32540	32540	32540	216760
Bldg100%	187140	216770	216770	216770	249300t
Totl100%	208460t	249310t	249310t	249310t	
Cauvl00%					
Tax Value:					
Land 35%	7460	11390	11390	11390	11390
Bldg 35%	65500	75870	75870	75870	75870
Totl 35%	72960t	87260t	87260t	87260t	87260t
Hmstd35%	69570	81800	81800	81800	
Owner Oc	72.82	71.26	67.70	67.72	hmstd 6300 l 75500 b
Hmstd RB					
Net Tax	2864.50	3172.84	3076.16	3071.82	
Sp-Asmnt	32.56	35.56	86.60	86.60	

Orig Tax Year 2003
Parent: 45-300031.0000

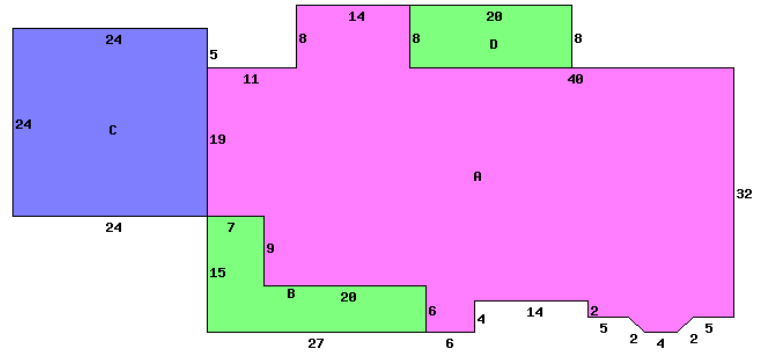
SHB+ 1 B	CONS F	TYPE M	FACT P	SQ-FT 2017	VALUE 6750	a *MAIN
	OFF F		G	225	13820	b PORCH
	DK		P	160	2400	c GRAGE
						d PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
143	1	2002-03-22	KAH DAVID B & JEAN D	LWD	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
500 HARDIN COUNTY LANDFILL			XA/2025
902 MAIN DISTRICT CONSERVANCY			XA/2025
135 BADER #888 SCIOTO RIVER MCDO			XA/2025
298 HUGHES #1053 - SCIOTO RIVER			XA/2025

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4532 SR 67 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1	Sq-Ft Value
Floor Level	2017 137960
Main	2017 37170
Basement	175130
Subtotal	
Shingle	
Roof	
B 1 2 U A	
Plaster/Drywall	D Air Conditioning 3570
Unfinished Wall	X Plumbing 3500
Floor/Carpet	X Garages and Carports 13820
Floor/Concrete	X Extra Features 9150
Floor/Tile-Lino	X Total Value 205170
Number of Rooms	2 5
Bedrooms	3
Central Heat	A PUB ELECTRIC
FORCED AIR	PRIV WATER
Central A/C	A PRIV SEWER
Plumbing	PUB PAVED ST/RD
Standard	1 Topo: ROLLING
Extra 3 Fixture	1 Neighborhood:
Extra 2 Fixture	1 Code: 3100
	1 Dwl/Gar/NC% 1.1800

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