MCDONALD USV RHD FIRE DISTRICT
00305

Hardin County, Ohio
Michael T. Bacon, Auditor

45-300046.0000 RES
A43 2026

sale

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
2026 KAH DAVID B & JEAN D		2002-03-22 12198 - 11068 4.529A
4532 SR 67		1WD
		$140,000
KENTON OH 43326		

Orig Tax Year 2003
Parent: 45-300031.0000

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

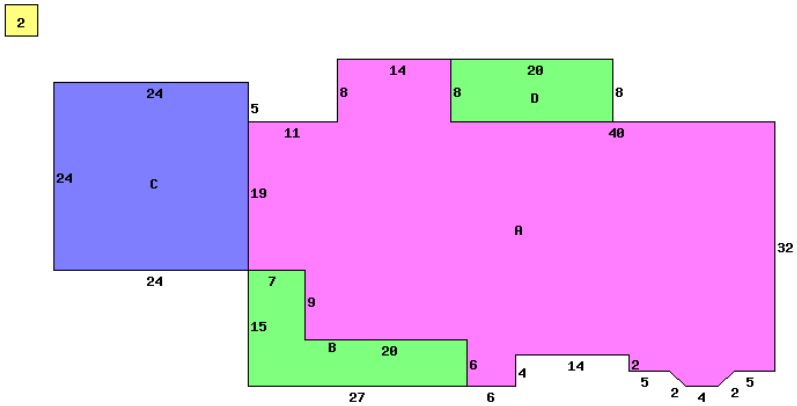
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	4.5290	4.5290	4.5290	4.5290	4.5290			
Land100%	32540	32540	32540	32540		32540	35230	35240
Bldg100%	216770	216770	216770	216770		216770	284400	284390
Totl100%	249310t	249310t	249310t	249310t		249310t	319630t	319630t
Cauv100%								
Tax Value:								
Land 35%	11390	11390	11390	11390		11390	12330	12330
Bldg 35%	75870	75870	75870	75870		75870	99540	99540
Totl 35%	87260t	87260t	87260t	87260t		87260t	111870t	111870t
Hmstd35%	81800	81800	81800	81800		81800	106420	
Owner Oc	71.26	67.70	67.72	67.72	67.72	hmstd 6300 l	75500 b	
Hmstd RB								
Net Tax	3172.84	3076.16	3071.82	3071.82	3071.82			
Sp-Asmnt	35.56	86.60	86.60	86.60				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		2017		a	*MAIN
	OFP	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
2022	7460	65500	72960	2864.50
2021	7460	65500	72960	3027.36

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		



4532 SR 67 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	2017	137960
	Basement		2017	37170
	Subtotal			175130
Shingle	Roof	GABLE		

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	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%	1.5500

	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		2017		C+	1998GD	225690	.19		283350
2	Shed	F	12X20	240		D	2000AV	2300	.55		1040

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	3.5290				5000	4120	14540	14540

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