

MCDONALD USV RHD FIRE DISTRICT

00305

Hardin County, Ohio  
Michael T. Bacon, Auditor

45-320005.0000  
F92

AGR  
2025

sale

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

2022 WINEGARDNER DERWIN ET	2020-04-17				
2023 WINEGARDNER DERWIN ET	2020-04-17				
2024 WINEGARDNER DERWIN ET	2020-04-17				
2025 WINEGARDNER MARK	2024-04-03	11068	5.048A		
4381 CR 190	4QC				
BELLE CENTER OH 43310	\$0				

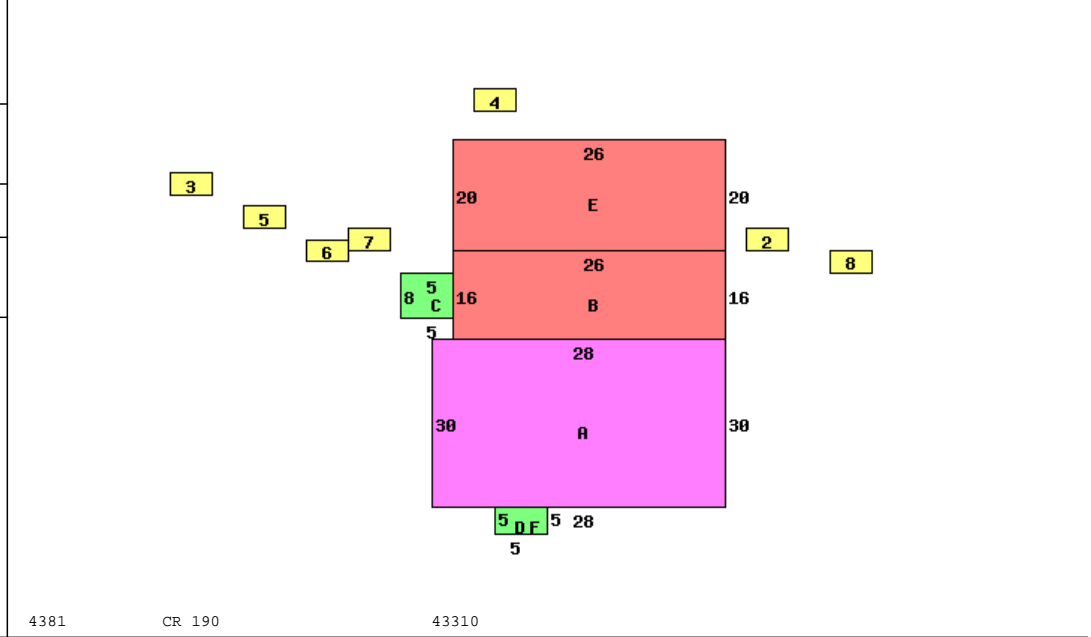
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	5.0480	5.0480	5.0480	5.0480	
Land100%	31260	38370	38370	38370	38380
Bldg100%	16800	19600	19600	19600	19610
Totl100%	48060t	57970t	57970t	57970t	57990t
Cauv100%	15200	25200	25200	25200	25200
Tax Value:					
Land 35%	5320	8820	8820	8820	13430
Bldg 35%	5880	6860	6860	6860	6860
Totl 35%	11200t	15680t	15680t	15680t	20300t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	450.90	582.94	564.92	564.14	
Cauv Sav	226.26	171.40	166.10	165.88	
Sp-Asmnt	31.48	30.60	46.90	73.22	

SHB+ 1TB	CONS F	TYPE M	FACT A	SQ-FT 840	VALUE 416	a	*MAIN
1	F/C	A	A	40	160	b	ADDTN
	STP	P	P	25	200	c	PORCH
1	CAN	A	A	520		d	PORCH
	F/C	P	P	25	100	e	ADDTN
	STP	P	P			f	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
171	4	2024-04-03	WINEGARDNER MARK	4QC *	0	38370	19600
163	8	2020-04-17	WINEGARDNER DERWIN ETAL	8CT *	0	30660	14170
634	2	2003-11-04	WINEGARDNER LARRY L	2FD	58500	107260	41710
448	4	1998-10-14	WINEGARDNER HARRY N	4CT *	0	73510	28940

Year	Land	Bldg	Total	Net Tax
2021	5320	5880	11200	476.56
2020	5320	5880	11200	472.24

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



4381 CR 190 43310

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	Sq-Ft	Value
Story Height 1T			
Floor Level	Main	FRAME	1776 129630
	Part Upper	FRAME	840 44150
	Basement		420 8070
	Subtotal		181850
Shingle	Roof	GABLE	
Plaster/Drywall	X X	Extra Features	460
Unfinished Wall	X	Total Value	182310
Floor/Pine	X X		
Number of Rooms	1 4 2	PUB ELECTRIC	
Bedrooms	2	PRIV WATER	
		PRIV SEWER	
Central Heat	A	PUB PAVED ST/RD	
F/A LP		Topo: ROLLING	
Plumbing			
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	1T F		2616			C-	OLD/VP	164080	.85	.50	14520
2 Crib/Grana	*NV	12X19	228				OLD/VP	0			0
3 Quonset		24X60	1440		C	1950VP		17280	.80		3460
4 Garage		24X24	576		C	OLD/VP		13820	.80	.50	1630
5 Crib/Grana	*NV	0 10X12	120			OLD/VP		0			0
6 Crib/Grana	*NV	0 14X16	224			OLD/VP		0			0
7 Shed	*NV	0 10X16	160			OLD/VP		0			0
8 Poultry Ho	*NV	0 24X28	672			OLD/VP		0			0
Tab #	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv				
C 2	BOB BLOUNT SILT LOAM, 2		1.2083	5770	6970	2360	2850				
C 14	GWB GLYNWOOD SILT LOAM		2.4833	5400	13410	1750	4350				
671	HSITE HOMESITE		1.0000	18000	18000	18000	18000				
980	ROAD ROAD		.3564								
			5.048		38380	(100%)	25200	CAUV # 4705			
					13430	( 35%)	8820				

Call Back:

Sign: PSN Date: 2014-11-05 Lister:

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