MCDONALD USV RHD FIRE DISTRICT
00305

Hardin County, Ohio
Michael T. Bacon, Auditor

45-320014.0000 RES
A23 2026

sale

2023	HITES HARVEY E	2019-08-29
2024	HITES HARVEY E	2019-08-29
2025	HITES HARVEY E	2019-08-29
2026	HITES HARVEY E	2019-08-29 12247 1.50A
	18802 CR 65	1FD
		$40,000
	BELLE CENTER OH 43310	

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

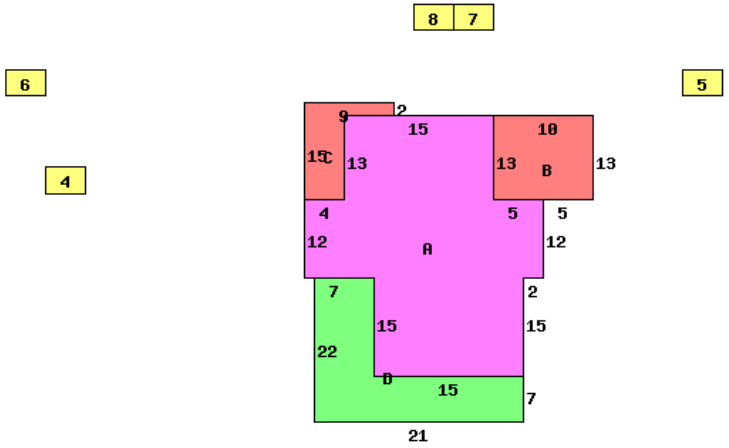
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	1.5000	1.5000	1.5000	1.5000	1.5000			
Land100%	20510	20510	20510	20510		20510	23200	23200
Bldg100%	77830	77830	77830	77830		77830	99340	99330
Totl100%	98340t	98340t	98340t	98340t		98340t	122540t	122530t
Cauv100%								
Tax Value:								
Land 35%	7180	7180	7180	7180		7180	8120	8120
Bldg 35%	27240	27240	27240	27240		27240	34770	34770
Totl 35%	34420t	34420t	34420t	34420t		34420t	42890t	42890t
Hmstd35%	31120	31120	30290	30290		30290	38760	
Owner Oc	27.10	25.76	25.08	25.08	25.08	hmstd 6300 l	23990 b	
Hmstd RB	332.92	344.98	356.78	356.78	356.78			
Net Tax	919.64	869.38	856.54	856.54	856.54			
Sp-Asmnt	27.00	27.00	27.00	27.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		708		a	*MAIN
1	F	A		130		b	ADDTN
1	F	A		70		c	ADDTN
	EFP	P		237	9480	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
371	1	2019-08-29	HITES HARVEY E	1FD	40000	13510	54540
532	1	1998-12-15	KUAILE FAMILY TRUST	1QC *	0	7000	28060

Year	Land	Bldg	Total	Net Tax
2022	4940	19390	24330	612.44
2021	4940	19390	24330	647.28

project			ben acres	/ %	factor
147	KILLOUGH #919 SCIOTO RIVER M	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			
227	REED #979 - LITTLE MIAMI	XA/2025			
324	HARPSTER - SCIOTO RIVER	XA/2025			



18802 CR 65 43310

Occupancy 1 Single Family

Story Height 1H

Shingle

B 1 2 U A

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Floor Level	Main	FRAME	908	99440
	Part Upper	FRAME	708	32830
	Basement		177	3730
	Subtotal			136000
	Roof	GABLE		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value	
1	DWELLING	1HB F		1616		C-	1930AV	129090	.55		90040	
4	Pole Build		24X30	720		C	1986AV	10440	.65		3650	CONCRET FL
5	Shed	*PP	10X12	120			OLD/	0			0	
6	P	OFP	15X15	225		C	OLD/AV	6750	.65		2360	
7	Shed		12X20	240		D	2022AV	2300	.05		2190	
8	P	OFP	4X12	48		D	2022AV	1150	.05		1090	

		acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value		
homesite		1.0000				20700	20700	20700	20700		
small acreage		.5000				5000	5000	2500	2500		

Plaster/Drywall	X	X	
Unfinished Wall	X		
Floor/Pine		X	X
Number of Rooms	1	3	3
Bedrooms			3
Plumbing			
Standard	1		

Heating	-2050
Extra Features	9480
Total Value	143430
PUB ELECTRIC	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Topo: ROLLING	
Neighborhood:	
Code:	3100
Dwl/Gar/NC%	1.5500

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

45-320014.0000-v082020R