MCDONALD USV RHD FIRE DISTRICT 00305

Hardin County, Ohio
Michael T. Bacon, Auditor

45-320017.0000 RES
F91 2026

## sale

| | | |
|---|---|---|
| 2023 COMPTON TRAVIS | 2021-10-18 | |
| 2024 THOMPSON CALEB S & KE | 2023-05-05 | |
| 2025 THOMPSON CALEB S & KE | 2023-05-05 | |
| 2026 THOMPSON CALEB S & KELS | 2023-05-05 12247 | 1.00A |
| 4333 CR 190 | 1WD | |
| | $185,000 | |
| 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 | 1.0000 | 1.0000 | 1.0000 | 1.0000 | 1.0000 | | | |
| Land100% | 18000 | 18000 | 18000 | 18000 | | 18000 | 20710 | 20700 |
| Bldg100% | 138970 | 138970 | 138970 | 138970 | | 138970 | 180600 | 180610 |
| Totl100% | 156970t | 156970t | 156970t | 156970t | | 156970t | 201310t | 201310t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 6300 | 6300 | 6300 | 6300 | | 6300 | 7250 | 7240 |
| Bldg 35% | 48640 | 48640 | 48640 | 48640 | | 48640 | 63210 | 63210 |
| Totl 35% | 54940t | 54940t | 54940t | 54940t | | 54940t | 70460t | 70460t |
| Hmstd35% | | | | | | | | |
| Owner Oc | 46.26 | | | | | | | |
| Hmstd RB | | | | | | | | |
| Net Tax | 1996.28 | 1979.42 | 1976.68 | 1976.68 | 1976.68 | | | |
| Sp-Asmnt | 32.81 | 70.96 | 74.12 | 74.12 | | | | |

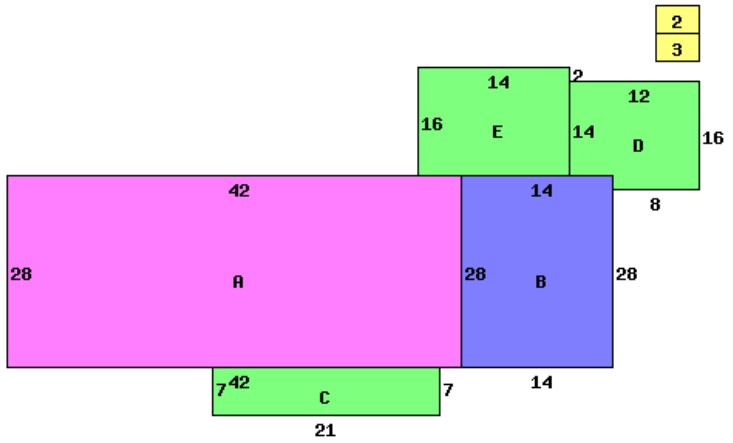
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1 B | F | M | | 1176 | | a | *MAIN |
| | F | G | | 392 | 9410 | b | GRAGE |
| | OFP | P | | 147 | 4410 | c | PORCH |
| | DK | P | | 184 | 2760 | d | PORCH |
| | DK | P | | 224 | 3360 | e | PORCH |

gas fireplace

| Sale# | #p | sale date | To | Type/Invalid? | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|
| 165 | 1 | 2023-05-05 | THOMPSON CALEB S & KELSEY | 1WD | 185000 | 12600 | 114910 |
| 563 | 1 | 2021-10-18 | COMPTON TRAVIS | 1WD | 157500 | 12600 | 114910 |
| 573 | 1 | 2014-12-29 | WITT TONYA | 1WD | 115000 | 10510 | 104540 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 4410 | 40220 | 44630 | 1751.72 |
| 2021 | 4410 | 40220 | 44630 | 1851.34 |

| 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 | | | |




4333 CR 190 43310

Occupancy 1 Single Family

| | | | *DWELLING COMPUTATIONS Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1 | | | | |
| Floor Level | Main | FRAME | 1176 | 104180 |
| | Basement | | 1176 | 21910 |
| | Subtotal | | | 126090 |
| Shingle | Roof | GABLE | | |

| | B 1 2 U A | | | |
|---|---|---|---|---|
| Plaster/Drywall | D D | 560 sq ft | Basement Finish | 6130 |
| Panelled Wall | X | | Air Conditioning | 2090 |
| Unfinished Wall | X | | Plumbing | 2100 |
| Floor/Hardwood | X | | Garages and Carports | 9410 |
| Floor/Carpet | X X | | Extra Features | 10530 |
| Floor/Concrete | X | | Total Value | 156350 |
| Floor/Tile-Lino | X | | | |
| Number of Rooms | 4 5 | | PUB ELECTRIC | |
| Bedrooms | 3 | | PRIV WATER | |
| | | | PRIV SEWER | |
| Central Heat | A | | | |
| ELECTRIC | | | Neighborhood: | |
| Central A/C | A | | Code: | 3100 |
| Plumbing | | | Dwl/Gar/NC% | 1.5500 |
| Standard | 1 | | | |
| Extra 3 Fixture | 1 | | | |

| | 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 | | 1736 | | C- | 1985VG | 140720 | .20 | | 174490 | |
| 2 | Pole Build | | 24X30 | 720 | | C | 2003AV | 10440 | .50 | | 5220 | CONCRET FL |
| 3 | P | OFP | 6X10 | 60 | | C | 2003AV | 1800 | .50 | | 900 | |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| homesite | 1.0000 | | | | 20700 | 20700 | 20700 | 20700 |

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

45-320017.0000-v082020R