

MCDONALD USV RHD FIRE DISTRICT

00305

Hardin County, Ohio
Michael T. Bacon, Auditor

45-330005.0000
K02

AGR
2025

sale

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

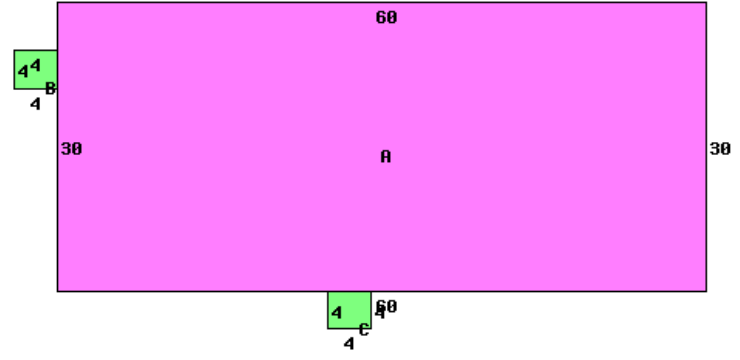
2022 REED DOUGLAS R ETAL	2008-12-19			
2023 REED DOUGLAS R ETAL	2008-12-19			
2024 REED DOUGLAS R	2023-07-13			
2025 REED DOUGLAS R	2023-07-13	12292	180.036A	
CR 65		1QC		
	\$0			

Tax Year	2022	2023	2024	2025	
Prop Cls	110	110	110	111	CAMA
Acres	180.0360	180.0360	180.0360	180.0360	111
Land100%	791630	865230	865230	874460	874460
Bldg100%				158540	158530
Totl100%	791630t	865230t	865230t	1033000t	1032990t
Cauv100%	140340	315540	330000	342630	342640

Orig Tax Year 2009
Parent: 45-330004.0000

Tax Value:					
Land 35%	49120	110440	115500	119920	306060
Bldg 35%				55490	55490
Totl 35%	49120t	110440t	115500t	175410t	361550t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1977.54	4105.88	4161.30	6311.08	
Cauv Sav	9177.12	7152.56	6749.24	6697.16	
Sp-Asmnt	173.36	173.36	173.36	191.36	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE				
1	F/C	M		1800		a	*MAIN		
	DK	P		16	240	b	PORCH		
	DK	P		16	240	c	PORCH		
Sale#	#p	sale date	To	REED DOUGLAS R	Type/Invalid?	Sale\$	co:land	co:ldg	
271	1	2023-07-13		REED DOUGLAS R	1QC *	0	791630	0	
616	2	2008-12-19		REED DOUGLAS R ETAL	2FD	437064	0	0	
Year	Land	Bldg	Total	Net Tax					
2021	49120	0	49120	2090.04					
2020	49120	0	49120	2118.78					
p r o j e c t									
227	REED #979 - LITTLE MIAMI			XA/2025					
500	HARDIN COUNTY LANDFILL			XA/2025					



18850 CR 65 43310

Occupancy 1 Single Family		*DWELLING COMPUTATIONS		
Story Height 1		Sq-Ft	Value	
Floor Level	Main	FRAME	1800	131380
	Subtotal			131380
Bedrooms	B 1 2 U A			
	2	Air Conditioning		3130
		Plumbing		2100
Central Heat	A	Extra Features		480
WOOD		Total Value		137090
Central A/C	A			
Plumbing		PUB ELECTRIC		
Standard	1	PRIV WATER		
Extra 3 Fixture	1	PRIV SEWER		
		PUB PAVED ST/RD		
		Topo: ROLLING		
		Neighborhood:		
		Code:		3100
		Dwl/Gar/NC%		1.1800

Bldg Type	SHB+Cons	DixHt	Area	Unit	Rate	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	FtxFt	1800			C	2024AV	137090	.02	Dpr	Value
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv					
C 1	BOA BLOUNT SILT LOAM 0-	6.8930	6030	41560	2660	18340					
C 2	BOB BLOUNT SILT LOAM, 2	47.1839	5770	272250	2360	111350					
C 8	EE EEL SILT LOAM, OCCA	9.2631	5550	51410	2460	22790					
C 14	GWB GLYNWOOD SILT LOAM	5.1988	5400	28070	1750	9100					
C 16	GVC2 GLYNWOOD CLAY LOAM	22.2574	4750	105720	1050	23370					
C 39	PM PEWAMO SILTY CLAY L	23.3000	6490	151220	3560	82950					
W 1	BOA BLOUNT SILT LOAM 0-	2.1832	3610	7880	770	1680					
W 2	BOB BLOUNT SILT LOAM, 2	17.9799	3130	56280	470	8450					
W 8	EE EEL SILT LOAM, OCCA	6.0329	3990	24070	1460	8810					
W 39	PM PEWAMO SILTY CLAY L	14.3881	5370	77260	1670	24030					
C 51	WSTL WASTE LAND	11.6118	120	1390	50	580					
980	ROAD ROAD	5.2100									
C 1	BOA BLOUNT SILT LOAM 0-	.6097	6030	3680	2660	1620					
C 2	BOB BLOUNT SILT LOAM, 2	3.3439	5770	19290	2360	7890					
C 8	EE EEL SILT LOAM, OCCA	.8871	5550	4920	2460	2180					
W 39	PM PEWAMO SILTY CLAY L	2.6932	5370	14460	1670	4500					
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000					
		180.036		874460	(100%)	342640				CAUV #	3575
				306060	(35%)	119920					