MCDONALD USV RHD FIRE DISTRICT
00305

Hardin County, Ohio
Michael T. Bacon, Auditor

45-330009.0000 RES
G08 2026

sale

2023	BADERTSCHER DUSTIN	2015-10-14
2024	BADERTSCHER DUSTIN	2015-10-14
2025	BADERTSCHER DUSTIN	2015-10-14
2026	BADERTSCHER DUSTIN	2015-10-14 12279 12292 1.00A
	4265 CR 200	1WD
		$96,000
	BELLE CENTER OH 43310	

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

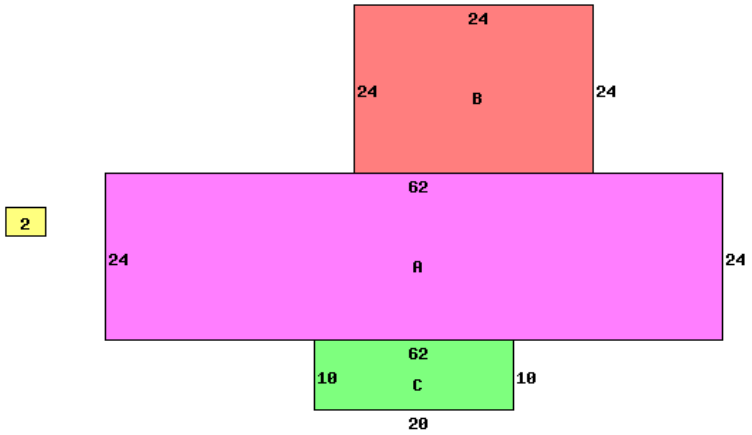
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	1.0000	1.0000	1.0000	1.0000	1.0000			
Land100%	18000	18000	18000	18000		18000	20710	20700
Bldg100%	88170	88170	88170	88170		88170	115800	115810
Totl100%	106170t	106170t	106170t	106170t		106170t	136510t	136510t
Cauv100%								
Tax Value:								
Land 35%	6300	6300	6300	6300		6300	7250	7240
Bldg 35%	30860	30860	30860	30860		30860	40530	40530
Totl 35%	37160t	37160t	37160t	37160t		37160t	47780t	47780t
Hmstd35%								
Owner Oc	32.38	30.76	30.76	30.76	30.76			
Hmstd RB								
Net Tax	1349.12	1308.06	1306.22	1306.22	1306.22			
Sp-Asmnt	18.00	18.00	18.00	18.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1488		a	*MAIN
1	F	A		576		b	ADDTN
	OFP	P		200	6000	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
539	1	2015-10-14	BADERTSCHER DUSTIN	1WD	96000	10510	62570
24	1	2004-01-14	GRENER SHAWN C & LINDSEY	1WD	80000	8000	61710
790	1	1994-08-29	SHEPHERD CYNTHIA D	1WD *	22000	0	46310

Year	Land	Bldg	Total	Net Tax
2022	4410	35160	39570	1551.64
2021	4410	35160	39570	1639.88

p r o j e c t		ben acres	/ %	factor
500 HARDIN COUNTY LANDFILL	XA/2025			



4265 CR 200 43310

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	2064	140580
	Subtotal			140580
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Air Conditioning	3670
Panelled Wall	X	Extra Features	6000
Floor/Carpet	X	Total Value	150250
Number of Rooms	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:	
		Code:	3100
		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 F/C		2064		D+	1971FR	127710	.45	.05	103430
2	Garage		26X32	832		C	1971GD	19970	.60		12380

	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: 2014-10-27 Lister: 45-330009.0000-v082020R