MCDONALD USV RHD FIRE DISTRICT
00305

Hardin County, Ohio
Michael T. Bacon, Auditor

45-330027.0000 RES
K40 2026

sale

2023	BETHEL BILLY J JR & C	2018-08-15
2024	DICKERSON GLENN & TIF	2023-11-13
2025	DICKERSON GLENN & TIF	2023-11-13
2026	DICKERSON GLENN & TIFFA	2023-11-13 12185 1.529A
	20057 CR 65	1WD
		$165,000
	BELLE CENTER OH 43310	

Orig Tax Year 2009
Parent: 45-330006.0000

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

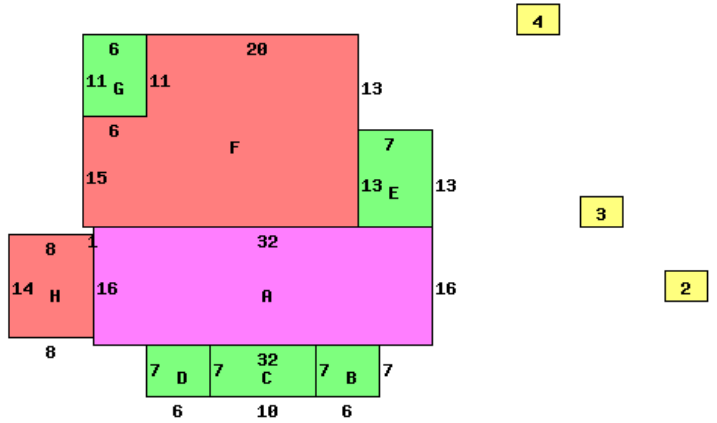
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	1.5290	1.5290	1.5290	1.5290	1.5290			
Land100%	20660	20660	20660	20660		20660	23340	23350
Bldg100%	63060	63060	63060	63060		63060	81090	81080
Totl100%	83710t	83710t	83710t	83710t		83710t	104430t	104430t
Cauv100%								
Tax Value:								
Land 35%	7230	7230	7230	7230		7230	8170	8170
Bldg 35%	22070	22070	22070	22070		22070	28380	28380
Totl 35%	29300t	29300t	29300t	29300t		29300t	36550t	36550t
Hmstd35%			26410	26410		26410	33660	
Owner Oc	23.00		21.86	21.86	21.86	hmstd 6300 l	20110 b	
Hmstd RB	664.74							
Net Tax	401.56	1055.64	1032.32	1032.32	1032.32			
Sp-Asmnt	21.00	21.00	21.00	21.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	F/C	M		512		a	*MAIN
	STP	P		42	170	b	PORCH
	OFP	P		70	2100	c	PORCH
	STP	P		42	170	d	PORCH
	STP	P		91	360	e	PORCH
1	F/C	A		610		f	ADDTN
	EFP	P		66	2640	g	PORCH
1	F/C	A		112		h	ADDTN

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
490	1	2023-11-13	DICKERSON GLENN & TIFFANY	1WD		165000	20660	63060
494	1	2023-11-13	BETHEL CHARLENE M HARRELL	1AF	*	0	20660	63060
398	1	2018-08-15	BETHEL BILLY J JR & CHARL	1SD		55000	13600	46170
430	1	2010-11-08	BUTTERBAUGH EMILY A	1QC	*	0	12090	32030
48	1	2010-02-04	BUTTERBAUGH JEREMY C & EM	1SD	*	45000	12090	32030
611	1	2008-12-18	BATTLES THOMAS A &	1FD	*	15000	0	0

Year	Land	Bldg	Total	Net Tax
2022	4970	19340	24310	269.48
2021	4970	19340	24310	284.84

project		ben acres	/ %	factor
500 HARDIN COUNTY LANDFILL	XA/2025			
227 REED #979 - LITTLE MIAMI	XA/2025			



20057 CR 65 43310

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1234	105660
	Full Upper	FRAME	512	43460
	Subtotal			149120
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	X	Extra Features	5440
Floor/Hardwood	X		Total Value	154560
Floor/Pine		X		
Number of Rooms	5	2	PUB ELECTRIC	
Bedrooms	2	2	PRIV WATER	
			PRIV SEWER	
Central Heat	A		PUB PAVED ST/RD	
FORCED AIR				
Plumbing			Neighborhood:	
Standard	1		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	2 F/C		1746		C-	OLD/FR	139100	.65		75460
2	Shed		36X60	2160		D	OLD/PR	20740	.75	.50	2590
3	Crib/Grana		36X42	1512		D	OLD/PR	12100	.75		3030
4	Pool	*PP		0			2016AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	.5290				5000	5000	2650	2650

Call Back: Sign: PSN Date: 2014-10-30 Lister:

45-330027.0000-v082020R