

MCDONALD USV RHD FIRE DISTRICT

00305

Hardin County, Ohio
Michael T. Bacon, Auditor

45-340003.0000
F102

AGR
2025

sale

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

2022	PATTON JENNIFER TRUST	2018-11-07		
2023	PATTON JENNIFER TRUST	2018-11-07		
2024	PATTON JENNIFER TRUST	2018-11-07		
2025	PATTON JENNIFER TRUSTEE	2018-11-07	10010	13.32A
	17798 TR 39		3QC	
	BELLE CENTER OH 43310		\$0	

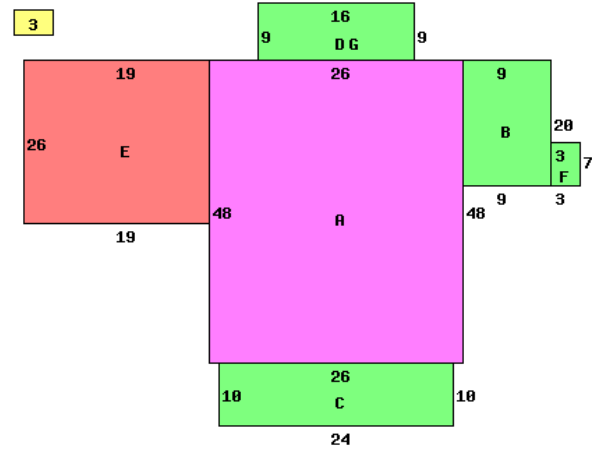
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	13.3200	13.3200	13.3200	13.3200	
Land100%	68600	79230	79230	79230	79220
Bldg100%	95170	112460	112460	112460	112460
Totl100%	163770t	191690t	191690t	191690t	191680t
Cauv100%	21600	39910	39910	39910	39920
Tax Value:					
Land 35%	7560	13970	13970	13970	27730
Bldg 35%	33310	39360	39360	39360	39360
Totl 35%	40870t	53330t	53330t	53330t	67090t
Hmstd35%	36240	44270	44270	44270	
Owner Oc	37.94	38.56	36.64	36.66	
Hmstd RB	343.14	332.92	344.98	356.78	hmstd 6300 l 37970 b
Net Tax	1264.32	1611.20	1539.78	1525.32	
Cauv Sav	662.28	511.56	495.76	495.08	
Sp-Asmnt	30.04	30.04	78.26	78.26	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1248		a	*MAIN
	EFPP	P		180	7200	b	PORCH
	OFFP	P		240	7200	c	PORCH
1 B	DK	P		144	2160	d	PORCH
	F	A		494		e	ADDTN
	DK	P		21	320	f	PORCH
	CAN	P		144	1150	g	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
447	3	2018-11-07	PATTON JENNIFER TRUSTEE	3QC *	0	68000	79060
243	3	2009-08-14	SANDERSON ROSEMARY	3AF *	0	35540	66000
499	3	1998-11-13	DARBY E EILEEN	3AF *	0	18490	32910
792	3	1994-08-29	DARBY E EILEEN & ROSEMAR	3QC *	0	0	46510

Year	Land	Bldg	Total	Net Tax
2021	7560	33310	40870	1336.26
2020	7560	33310	40870	1354.66

Project		ben acres		/ % factor	
902	MAIN DISTRICT CONSERVANCY	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			



17798 TR 39 43310

Occupancy 1 Single Family	*DWELLING COMPUTATIONS		
Story Height 1	Sq-Ft	Value	
Floor Level			
	Main	FRAME	
	Basement		
	Subtotal		
Shingle	Roof	GABLE	
Plaster/Drywall	X	Air Conditioning	3010
Panelled Wall	X	Plumbing	2100
Floor/Pine	X	Extra Features	18030
Number of Rooms	7	Total Value	161300
Bedrooms	3		
Central Heat	A	PUB ELECTRIC	
FORCED AIR		PUB GAS	
Central A/C	A	PRIV WATER	
Plumbing		PUB PAVED ST/RD	
Standard	1	Neighborhood:	
Extra 3 Fixture	1	Code:	3100
		Dwl/Gar/NC%	1.1800

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 F/C	1742	1742		C-	1939GD		145170	.40		102780
2 Garage		24X24	576		C	1982AV		13820	.65		5710
3 Garage	F	14X20	280		C	2004AV		6720	.50		3970
4 Shed	*PP	8X10	80			OLD/		0			0
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv					
C 2	BOB BLOUNT SILT LOAM, 2	6.8354	5770	39440	2360	16130					
C 14	GWB GLYNWOOD SILT LOAM	1.3945	5400	7530	1750	2440					
C 15	GYB2 GLYNWOOD CLAY LOAM	2.4912	5020	12510	1230	3060					
W 2	BOB BLOUNT SILT LOAM, 2	.4343	3130	1360	470	200					
W 14	GWB GLYNWOOD SILT LOAM	.1092	2830	310	750	80					
W 15	GYB2 GLYNWOOD CLAY LOAM	.0387	1830	70	230	10					
671	HSITE HOMESITE	1.0000	18000	18000	18000	18000					
980	ROAD ROAD	1.0167									

	13.32	79220	(100%)	39920	CAUV # 4212
		27730	(35%)	13970	