MCDONALD USV RHD FIRE DISTRICT
00305

Hardin County, Ohio
Michael T. Bacon, Auditor

45-340003.0000 AGR
F102 2026

sale

2023 PATTON JENNIFER TRUST	2018-11-07	
2024 PATTON JENNIFER TRUST	2018-11-07	
2025 PATTON JENNIFER TRUST	2018-11-07	
2026 PATTON JENNIFER TRUSTEE	2018-11-07 10010	13.32A
17798 TR 39	3QC	
	$0	
BELLE CENTER OH 43310		

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

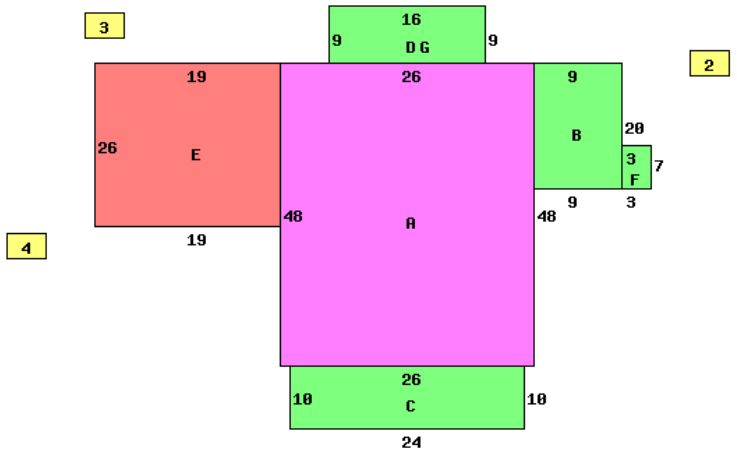
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	13.3200	13.3200	13.3200	13.3200	13.3200			
Land100%	79230	79230	79230	79230		79230	114890	114890
Bldg100%	112460	112460	112460	112460		112460	147710	147720
Totl100%	191690t	191690t	191690t	191690t		191690t	262600t	262610t
Cauv100%	39910	39910	39910	39910		79230	114890	46520
Tax Value:								
Land 35%	13970	13970	13970	13970		13970	16280	40210
Bldg 35%	39360	39360	39360	39360		39360	51700	51700
Totl 35%	53330t	53330t	53330t	53330t		53330t	67980t	91910t
Hmstd35%	44270	44270	44270	44270		44270	59020	
Owner Oc	38.56	36.64	36.66	36.66	36.66	hmstd 6300 l	37970 b	
Hmstd RB	332.92	344.98	356.78	356.78	356.78			
Net Tax	1611.20	1539.78	1525.32	1525.32	1525.32			
Cauv Sav	662.28	511.56	495.76	495.08				
Sp-Asmnt	30.04	78.26	78.26	78.26				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1248		a	*MAIN
	EFP	P		180	7200	b	PORCH
	OFP	P		240	7200	c	PORCH
	DK	P		144	2160	d	PORCH
1 B	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:bldg
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
2022	7560	33310	40870	1264.32
2021	7560	33310	40870	1336.26

p r o j e c t		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

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1742	128700
	Basement		494	9460
	Subtotal			138160
Shingle	Roof	GABLE		

B 1 2 U A

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		
		PUB ELECTRIC	
Central Heat	A	PUB GAS	
FORCED AIR		PRIV WATER	
Central A/C	A	PUB PAVED ST/RD	
Plumbing			
Standard	1	Neighborhood:	
Extra 3 Fixture	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	1 F/C		1742		C-	1939GD	145170	.40		135010
2	Garage		24X24	576		C	1982AV	13820	.65		7500
3	Garage	F	14X20	280		C	2004AV	6720	.50		5210
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	8370	57210	2230	15240
C 14	GWB	GLYNWOOD SILT LOAM	1.3945	7830	10920	1630	2270
C 15	GYB2	GLYNWOOD CLAY LOAM	2.4912	7280	18140	1110	2770
W 2	BOB	BLOUNT SILT LOAM, 2	.4343	4540	1970	230	100
W 14	GWB	GLYNWOOD SILT LOAM	.1092	4100	450	230	30
W 15	GYB2	GLYNWOOD CLAY LOAM	.0387	2650	100	230	10
671	HSITE	HOMESITE	1.0000	26100	26100	26100	26100
980	ROAD	ROAD	1.0167				
			13.32		114890	(100%)	46520
					40210	(35%)	16280

CAUV # 4212

Call Back: Sign: PSN Date: 2014-11-05 Lister: 45-340003.0000-v082020R