

MCDONALD USV RHD FIRE DISTRICT

00305

Hardin County, Ohio  
Michael T. Bacon, Auditor

45-340017.0000  
G03

AGR  
2025

sale

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

2022 SHAFFER DUANE E & KEA	1995-10-27				
2023 SHAFFER KEA	2022-02-14				
2024 SHAFFER KEA	2022-02-14				
2025 SHAFFER KEA	2022-02-14	10010	10124	47.61A	
3463 CR 200	5CT				
BELLE CENTER OH 43310	\$0				

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	47.6100	47.6100	47.6100	47.6100	
Land100%	242170	268910	268910	268910	268920
Bldg100%	69430	98110	98110	98110	98100
Totl100%	311600t	367030t	367030t	367030t	367020t
Cauv100%	56600	115510	115510	115510	115520

2026 HE TOUCHED ME LLC	2025-07-15				
3463 CR 200	8QC				
BELLE CENTER OH 43310					

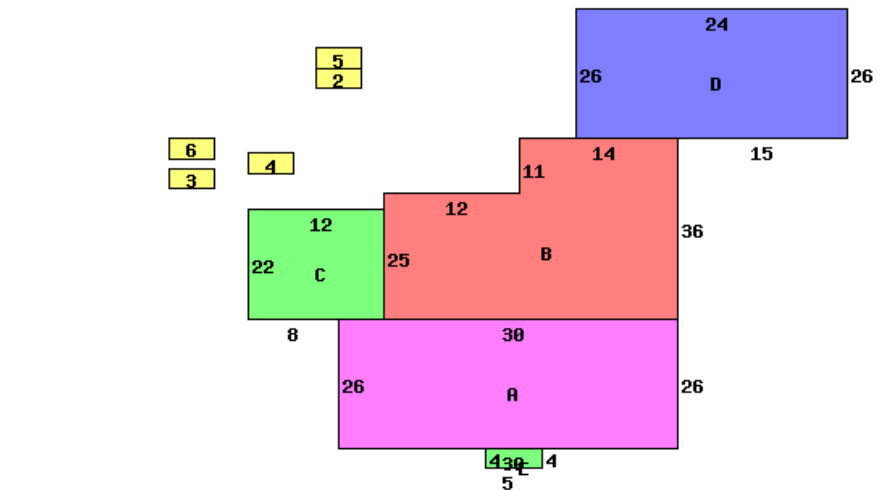
Tax Value:					
Land 35%	19810	40430	40430	40430	94120
Bldg 35%	24300	34340	34340	34340	34340
Totl 35%	44110t	74770t	74770t	74770t	128460t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1775.84	2779.74	2693.86	2690.16	
Cauv Sav	2614.84	1996.08	1934.38	1931.72	
Sp-Asmnt	108.87	91.35	172.30	172.30	

SHB+ 1QB	CONS F	TYPE M	FACT A	SQ-FT 780	VALUE 804	a	*MAIN
	F/C	A		804		b	ADDTN
	EPF	P		264	10560	c	PORCH
	F2	G		624	14980	d	GRAGE
	STP	P		20	80	e	PORCH

453400450000	25.443a						
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
315	8	2025-07-15	HE TOUCHED ME LLC	8QC *	0	268910	98110
85	5	2022-02-14	SHAFFER KEA	5CT *	0	242170	69430
1051	2	1995-10-27	SHAFFER DUANE E & KEA M	2CT	76000	38400	43510
929	2	1995-09-27	SHAFFER CATHERINE L	2CT *	0	38400	43510

Year	Land	Bldg	Total	Net Tax
2021	19810	24300	44110	1876.86
2020	19810	24300	44110	1902.66

Project	ben acres	/	%	factor
902 MAIN DISTRICT CONSERVANCY				XA/2025
147 KILLOUGH #919 SCIOTO RIVER M				XA/2025
500 HARDIN COUNTY LANDFILL				XA/2025



3463 CR 200 43310

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1Q	Sq-Ft Value
Floor Level	
Main	FRAME 1584 124460
Qtr Story	FRAME 780 12370
Basement	360 6950
Subtotal	143780

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 BAF	1584			C	OLD/AV	171290	.55		90950
2 Flat Barn	1	98X54	5292		D	OLD/VG	50800	.80	.50	5080
3 Grain Bin	*PP	30X21	630		C	1970AV	0			0
4 Grain Bin	*PP	0 21X12	252		C	1972FR	0			0
5 Lean-To		18X32	576		C	1976VG	4610	.55		2070
6 Grain Bin	*PP	22X21	462		C	OLD/AV	0			0

Plaster/Drywall	X	Heating	-910
Panelled Wall	X	Air Conditioning	2800
Unfinished Wall	X	Garages and Carports	14980
Floor/Carpet	X	Extra Features	10640
Floor/Tile-Lino	X	Total Value	171290
Number of Rooms	1 5 2		
Bedrooms	1 2	PUB ELECTRIC	
		PRIV WATER	
		PRIV SEWER	
		PUB PAVED ST/RD	
Central Heat	X	Topo: ROLLING	
Heat Pump	X		
Central A/C	X		
Plumbing		Neighborhood:	
Standard	1	Code:	3100
		Dwl/Gar/NC%	1.1800

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	1.4872	6030	8970	2660	3960
C 2	BOB BLOUNT SILT LOAM, 2	22.6715	5770	130810	2360	53510
C 15	GYB2 GLYNWOOD CLAY LOAM	13.7066	5020	68810	1230	16860
C 39	PM PEWAMO SILTY CLAY L	6.4925	6490	42140	3560	23110
C 51	WSTL WASTE LAND	1.6100	120	190	50	80
671	HSITE HOMESITE	1.0000	18000	18000	18000	18000
980	ROAD ROAD	.6422				
		47.61		268920	(100%)	115520
				94120	( 35%)	40430
						CAUV # 0

Call Back:

Sign: PSN Date: 2014-10-27 Lister:

45-340017.0000-v082020R