MCDONALD USV RHD FIRE DISTRICT
00305

Hardin County, Ohio
Michael T. Bacon, Auditor

45-340017.0000 AGR
G03 2026

sale

2023 SHAFFER KEA	2022-02-14	
2024 SHAFFER KEA	2022-02-14	
2025 SHAFFER KEA	2022-02-14	
2026 SHAFFER KEA	2022-02-14 10010 10124	47.61A
3463 CR 200	5CT	
	$0	
BELLE CENTER OH 43310		

2027 HE TOUCHED ME LLC	2025-07-15	
3463 CR 200	8QC	
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	47.6100	47.6100	47.6100	47.6100	47.6100			
Land100%	268910	268910	268910	268910		268910	390000	390000
Bldg100%	98110	98110	98110	98110		98110	126630	126620
Totl100%	367030t	367030t	367030t	367030t		367030t	516630t	516620t
Cauv100%	115510	115510	115510	115510		268910	390000	118140
Tax Value:								
Land 35%	40430	40430	40430	40430		40430	41350	136500
Bldg 35%	34340	34340	34340	34340		34340	44320	44320
Totl 35%	74770t	74770t	74770t	74770t		74770t	85670t	180820t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	2779.74	2693.86	2690.16	2690.16	2690.16			
Cauv Sav	2614.84	1996.08	1934.38	1931.72				
Sp-Asmnt	91.35	172.30	172.30	172.30				

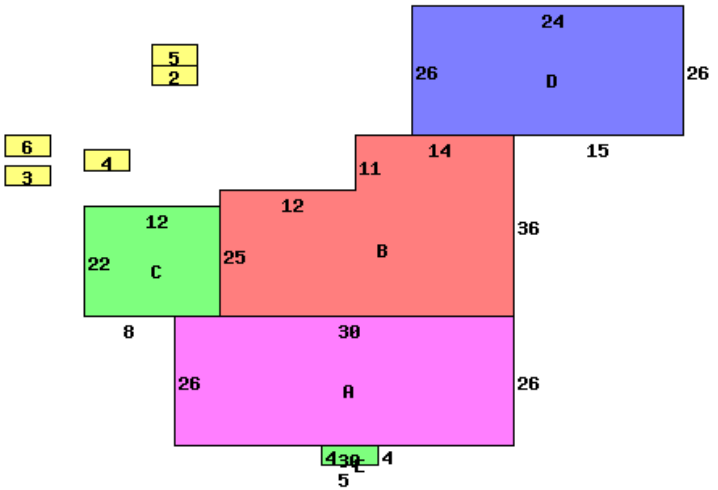
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1QB	F	M		780		a	*MAIN
1	F/C	A		804		b	ADDTN
	EFP	P		264	10560	c	PORCH
	F2	G		624	14980	d	GRAGE
	STP	P		20	80	e	PORCH

453400450000 25.443a

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
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
2022	19810	24300	44110	1775.84
2021	19810	24300	44110	1876.86

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

			Sq-Ft	Value
Story Height 1Q				
Floor Level	Main	FRAME	1584	124460
	Qtr Story	FRAME	780	12370
	Basement		360	6950
	Subtotal			143780
Shingle				

B 1 2 U A

Plaster/Drywall	X		Heating		-910
Panelled Wall	X	X	Air Conditioning		2800
Unfinished Wall	X		Garages and Carports		14980
Floor/Carpet	X	X	Extra Features		10640
Floor/Tile-Lino	X		Total Value		171290
Number of Rooms	1 5	2			
Bedrooms	1	2	PUB ELECTRIC		
			PRIV WATER		
Central Heat	X		PRIV SEWER		
			PUB PAVED ST/RD		
Heat Pump	X		Topo: ROLLING		
Central A/C	X				
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	1 BAF		1584		C	OLD/AV	171290	.55		119470
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

Tab #	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-	1.4872	8740	13000	2550	3790
C 2	BOB	BLOUNT SILT LOAM, 2	22.6715	8370	189760	2230	50560
C 15	GYB2	GLYNWOOD CLAY LOAM	13.7066	7280	99780	1110	15210
C 39	PM	PEWAMO SILTY CLAY L	6.4925	9410	61090	3450	22400
C 51	WSTL	WASTE LAND	1.6100	170	270	50	80
671	HSITE	HOMESITE	1.0000	26100	26100	26100	26100
980	ROAD	ROAD	.6422				
			47.61		390000	(100%)	118140
					136500	(35%)	41350

CAUV # 4789

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