MCDONALD USV RHD FIRE DISTRICT 00305

Hardin County, Ohio
Michael T. Bacon, Auditor

45-340026.0000 AGR
G20 2026

sale

2023 PARKER DAVID A & SHER	2019-01-22	
2024 PARKER DAVID A & SHER	2019-01-22	
2025 WALLACE CHAD E & TIFF	2024-12-19	
2026 WALLACE CHAD E & TIFFAN	2024-12-19 10010 7.556A	
3304 & 3348 CR 200	2WD	
	$90,000	
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	599	599	599	599	0	599	199	199
Acres	1.5000	1.5000	7.5560	7.5560	7.5560			
Land100%	7510	7510		0		23510	59830	59830
Bldg100%	7200	7200	7200	7200		7200	7200	7200
Totl100%	14710t	14710t	7200t	7200t		30710t	67030t	67030t
Cauv100%			23510	23510			59830	13610
Tax Value:								
Land 35%	2630	2630	8230	8230		8230	4760	20940
Bldg 35%	2520	2520	2520	2520		2520	2520	2520
Totl 35%	5150t	5150t	10750t	10750t		10750t	7280t	23460t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	191.48	185.54	386.78	386.78	386.78			
Sp-Asmnt	5.62	12.84	32.36	32.36				

2025 DUPLICATE COMBINED PARCELS
453400290000 6.061A

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
565	2	2024-12-19	WALLACE CHAD E & TIFFANY	2WD	90000	7510	7200
14	1	2019-01-22	PARKER DAVID A & SHERYL L	1SD *	0	4510	5400

Year	Land	Bldg	Total	Net Tax
2022	1580	1890	3470	139.72
2021	1580	1890	3470	147.64

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
147 KILLOUGH #919 SCIOTO RIVER M	XA/2025			

1

3304-3348 CR 200 43310

Neighborhood:
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	Pole Build	M 0	30X50	1500		C	1988GD	18000	.60		7200

Tab	#	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	2	BOB BLOUNT SILT LOAM, 2	4.6290	8370	38740	2230	10320
C	14	GWB GLYNWOOD SILT LOAM	.9830	7830	7700	1630	1600
C	16	GYC2 GLYNWOOD CLAY LOAM	1.9440	6890	13390	870	1690
			7.556		59830	(100%)	13610
					20940	(35%)	4760

CAUV # 4758

Call Back: Sign: PSN Date: 2014-10-27 Lister: 45-340026.0000-v082020R