

MCDONALD USV RHD FIRE DISTRICT

REAL PROPERTY RECORD

05:29 AM

Page 1 of 1

00305

Hardin County, Ohio
Michael T. Bacon, Auditor

45-340026.0000
G20

AGR
2025

- sale

2022	PARKER DAVID A & SHER	2019-01-22	
2023	PARKER DAVID A & SHER	2019-01-22	
2024	PARKER DAVID A & SHER	2019-01-22	
2025	WALLACE CHAD E & TIFFAN	2024-12-19	10010 7.556A
	3304 & 3348 CR 200	2WD	
		\$90,000	
	BELLE CENTER OH 43310		

Eff Rate:-	44.45	40.66	39.34	39.29	a/r
Tax Year	2022	2023	2024	2025	2025
Prop Cls	599	599	599	599	0
Acres	1.5000	1.5000	1.5000	7.5560	7.5560
Land100%	4510	7510	7510	0	
Bldg100%	5400	7200	7200	7200	
Totl100%	9910t	14710t	14710t	7200t	
Cauv100%				23510	
Tax Value:					
Land 35%	1580	2630	2630	8230	
Bldg 35%	1890	2520	2520	2520	
Totl 35%	3470t	5150t	5150t	10750t	
Hmstd35%					
Owner 0c					
Hmstd RB					
Net Tax	139.72	191.48	185.54	386.78	386.78
Sp-Asmnt	5.62	5.62	12.84	32.36	

2025	2026	CAMA
599	199	199
23510	41260	41250
7200		7200
30710t	41260t	48450t
	41260	14680

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
2021	1580	1890	3470	147.64
2020	1580	1890	3470	149.68

p r o j e c t				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
```

1	Bldg Pole	Type Build	SHB+Cons M 0	DixHt FtX50	Area 1500	Unit Rate	Grade C	Blt/Renov Cond 1988GD	Replace Value 18000	Phy Dpr .60	Fnc Dpr	True Value 7200
Tab #	S	O I L										
C 2	B0B	BLOUNT SILT LOAM, 2			Acres	4.6290		Mkt/Ac	Market	At/Ac		Cauv
C 14	GWB	GLYNWOOD SILT LOAM			.9830			5770	26710	2360		18920
C 16	GYC2	GLYNWOOD CLAY LOAM			.9430			5400	5310	1750		1720
					1.9440			4750	9230	1050		2040

True Value
7200
Cauv
10920
1720
2040

14680	CAUV #	4758
5140		

Call Back:

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

45-340026.0000-v082020R