MCDONALD USV RHD FIRE DISTRICT 00305

Hardin County, Ohio
Michael T. Bacon, Auditor

45-340034.0000 RES
F114 2026

sale

2023 LOWERY STEVE & LORI	1997-08-01	
2024 LOWERY STEVE & LORI	1997-08-01	
2025 LOWERY STEVE & LORI	1997-08-01	
2026 LOWERY STEVE & LORI	1997-08-01 10010 3.00A	
4097 CR 190	1WD	
	$7,500	
BELLE CENTER OH 43310		
	Orig Tax Year 1998	
	Parent: 45-340011.0000	
2027 LOWERY WAYNE A	2025-06-06	
4097 CR 190	1WD	
BELLE CENTER OH 43310		

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

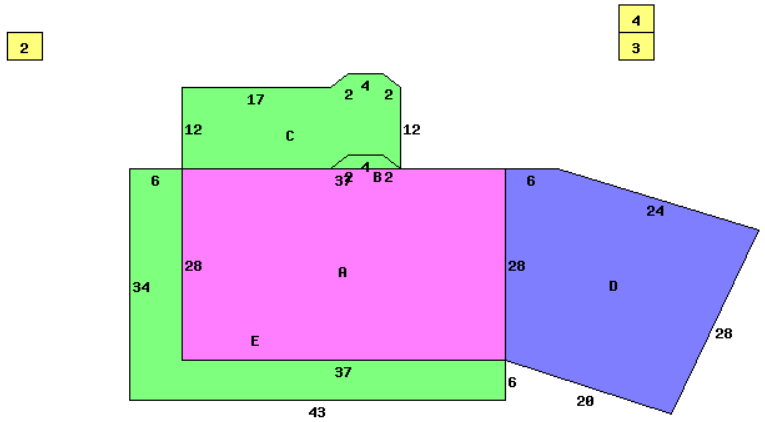
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	3.0000	3.0000	3.0000	3.0000	3.0000			
Land100%	28000	28000	28000	28000		28000	30710	30700
Bldg100%	251340	251340	251340	251340		251340	324110	324120
Totl100%	279340t	279340t	279340t	279340t		279340t	354830t	354820t
Cauv100%								
Tax Value:								
Land 35%	9800	9800	9800	9800		9800	10750	10750
Bldg 35%	87970	87970	87970	87970		87970	113440	113440
Totl 35%	97770t	97770t	97770t	97770t		97770t	124190t	124190t
Hmstd35%	89230	89230	87550	87550		87550	113970	
Owner Oc	77.74	73.86	72.48	72.48	72.48	hmstd 6300 l	81250 b	
Hmstd RB								
Net Tax	3557.10	3448.66	3445.18	3445.18	3445.18			
Sp-Asmnt	39.60	103.04	120.41	120.41				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		1036		a	*MAIN
	BAY	P		12	460	b	PORCH
	DK	P		300	4500	c	PORCH
	F2	G		730	17520	d	GRAGE
	OFP	P		426	12780	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
229	1	2025-06-06	LOWERY WAYNE A	1WD	350000	28000	251340
440	1	1997-08-01	LOWERY STEVE &	1WD	7500	0	0

Year	Land	Bldg	Total	Net Tax
2022	6510	79310	85820	3371.98
2021	6510	79310	85820	3563.72

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



4097 CR 190 43310

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1036	104270
	Full Upper	FRAME	1036	62520
	Basement		1036	19310
	Subtotal			186100
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D D	Air Conditioning	3620
Unfinished Wall	X	Plumbing	3500
Floor/Carpet	X X	Garages and Carports	17520
Floor/Concrete	X	Extra Features	18540
Floor/Tile-Lino	X	Total Value	229280
Number of Rooms	1 4 3		
Bedrooms	3	PUB ELECTRIC	
		PRIV WATER	
Central Heat	A	PRIV SEWER	
FORCED AIR		PUB PAVED ST/RD	
Central A/C	A	Topo: LEVEL	
Plumbing			
Standard	1	Neighborhood:	S
Extra 3 Fixture	1		
Extra 2 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	2 B F		2072		C+	1997GD	252210	.22		304920
2	POND	*.30A		0			1997AV	0			0
3	Pole Build		40X60	2400		C	2006AV	28800	.50		14400
4	P	OFP	8X40	320		C	2006AV	9600	.50		4800

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	2.0000				5000	5000	10000	10000

Call Back: Sign: PSN Date: 2014-11-05 Lister:

45-340034.0000-v082020R