

MCDONALD USV RHD FIRE DISTRICT

00305

Hardin County, Ohio  
Michael T. Bacon, Auditor

45-350003.0000  
G07

AGR  
2025

sale

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

2022 SHAFFER DUANE E & KEA	2022-02-14	
2023 SHAFFER KEA	2022-02-14	
2024 SHAFFER KEA	2022-02-14	
2025 SHAFFER KEA	2022-02-14	12235 192.958A
3951 CR 200	5CT	
BELLE CENTER OH 43310	\$0	

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	111	111	111	111	111	111
Acres	200.0000	200.0000	200.0000	200.0000		
Land100%	1000200	1096940	1096940	1096940	1096940	1096950
Bldg100%	125230	159170	159170	159170	159170	159160
Totl100%	1125430t	1256110t	1256110t	1256110t	1256110t	1256110t
Cauv100%	203910	417000	417000	417000	1096940	417010

2026 HE TOUCHED ME LLC	2025-07-15	
3951 CR 200	8QC	
BELLE CENTER OH 43310		

Tax Value:						
Land 35%	71370	145950	145950	145950	140020	383930
Bldg 35%	43830	55710	55710	55710	55710	55710
Totl 35%	115200t	201660t	201660t	201660t	195730t	439640t
Hmstd35%	37290	46800	46800	46800	46800	
Owner Oc	39.04	40.76	38.74	38.74	hmstd 6300 1	40500 b
Hmstd RB						
Net Tax	4598.84	7456.44	7226.80	7003.44		
Cauv Sav	11220.26	8847.48	8574.06	8775.66		
Sp-Asmnt	168.84	147.64	237.64	229.86		

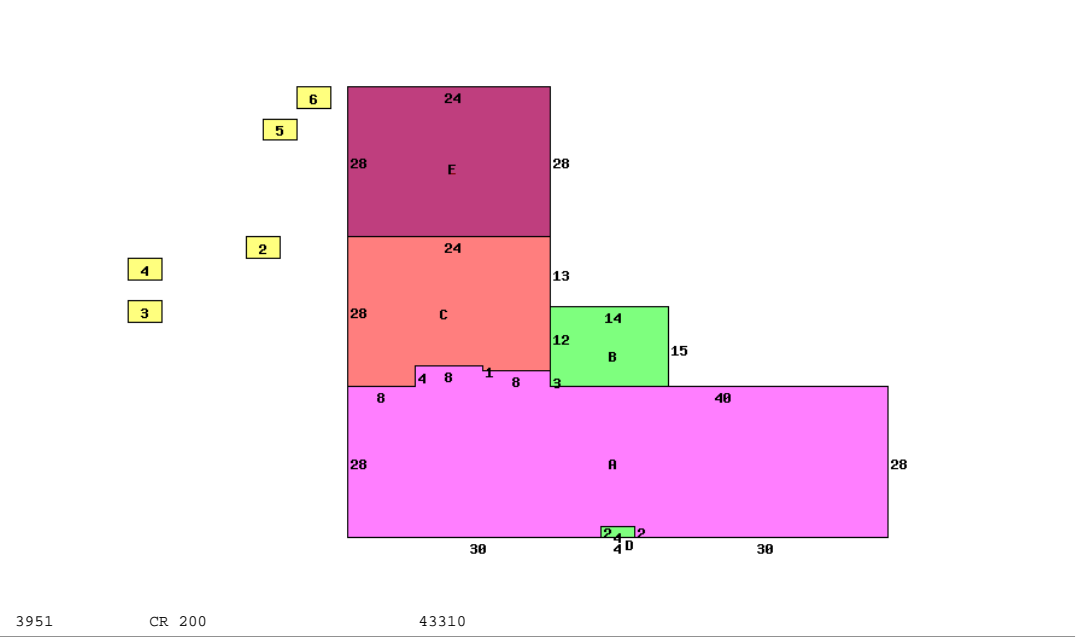
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		1840			b PORCH
1 B	PAT	P		210	630		c ADDTN
	F	A		616			d PORCH
	OPF	P		8	240		e GRAGE
1	BAS2	G		672	1100		f ADDTN
	F/C	A		672			

#: 4, L/W  
TURBINE T-60 4110-E CR 190 ACCESS LANE SCIOTO RIDGE WIND FARM ON PARCEL 4  
453500040000 135.118a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
315	8	2025-07-15	HE TOUCHED ME LLC	8QC *	0	1096940	159170
85	5	2022-02-14	SHAFFER KEA	5CT *	0	1002860	125230

Year	Land	Bldg	Total	Net Tax
2021	71550	43830	115380	4868.10
2020	71550	43830	115380	4935.04

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



3951 CR 200 43310

Occupancy 1 Single Family				*DWELLING COMPUTATIONS	
Story Height	1			Sq-Ft	Value
Floor Level		Main	FRAME	3128	190180
		Basement		980	18280
		Subtotal			208460
Metal		Roof	GABLE		
Plaster/Drywall	X				
Panelled Wall	X				
Unfinished Wall	X				
Floor/Hardwood	X				
Floor/Pine	X				
Floor/Carpet	X				
Number of Rooms	19				
Bedrooms	4				
Central Heat	A				
FORCED AIR					
Central A/C	A				
Plumbing					
Standard	1				
Extra 3 Fixture	1				

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 F/C		3128		C	OLD/AV		217910	.55		115710
2 CORNCRIB	*SV	0	24X30	720		OLD/PR		100			100
3 Grain Bin	*PP	0	21X12	252	C	1969FR		0			0
4 Grain Bin	*PP	0	18X12	216	C	1972FR		0			0
5 Pole Build	1	120X62	7440		C	1974AV	89280		.65		31250
6 Pole Build		48X60	2880		C	1992AV	34560		.65		12100
7 ABATE2099	*740			0		2022	6000				0

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 2	BOB BLOUNT SILT LOAM, 2	78.2479	5770	451490	2360	184670
C 14	GWB GLYNWOOD SILT LOAM	4.9112	5400	26520	1750	8600
C 15	GYB2 GLYNWOOD CLAY LOAM	6.5352	5020	32810	1230	8040
C 16	GVC2 GLYNWOOD CLAY LOAM	41.7817	4750	198460	1050	43870
C 30	MRD2 MORLEY CLAY LOAM 12	19.7837	4670	92390	350	6920
C 31	MSC2 MORLEY-BELMORE CMPL	.5661	4600	2600	800	450
C 39	PM PEWAMO SILTY CLAY L	38.8725	6490	252280	3560	138390
C 49	WA WALKKILL SLT LOAM F	3.7654	5470	20600	2050	7720
C 51	WSTL WASTE LAND	1.5000	120	180	50	80
W 2	BOB BLOUNT SILT LOAM, 2	.1721	3130	540	470	80
W 16	GVC2 GLYNWOOD CLAY LOAM	.6237	1460	910	230	140
W 31	MSC2 MORLEY-BELMORE CMPL	.2005	860	170	230	50
671	HSITE HOMESITE	1.0000	18000	18000	18000	18000
980	ROAD ROAD	1.5400				
900	WIND TURBINE LAND	.5000				

200 1096950 (100%) 417010 CAUV # 0  
383930 ( 35%) 145950