MCDONALD USV RHD FIRE DISTRICT
00305

Hardin County, Ohio
Michael T. Bacon, Auditor

45-350003.0000 AGR
G07 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 12235	192.958A
3951 CR 200	5CT	
	$0	
BELLE CENTER OH 43310		

2027 HE TOUCHED ME LLC	2025-07-15	
3951 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	200.0000	200.0000	200.0000	200.0000	200.0000	192.9580	192.9580	
Land100%	1096940	1096940	1096940	1096940		1096940	1534830	1534830
Bldg100%	159170	159170	159170	159170		159170	195570	195580
Totl100%	1256110t	1256110t	1256110t	1256110t		1256110t	1730400t	1730410t
Cauv100%	417000	417000	400060	417000		1096940	1534830	390400
Tax Value:								
Land 35%	145950	145950	140020	145950		140020	136640	537190
Bldg 35%	55710	55710	55710	55710		55710	68450	68450
Totl 35%	201660t	201660t	195730t	201660t		195730t	205090t	605640t
Hmstd35%	46800	46800	46800	46800		46800	62390	
Owner Oc	40.76	38.74	38.74	38.74	38.74	hmstd 6300 l	40500 b	
Hmstd RB								
Net Tax	7456.44	7226.80	7003.44	7003.44	7003.44			
Cauv Sav	11220.26	8847.48	8574.06	8775.66				
Sp-Asmnt	147.64	237.64	229.86	229.86				

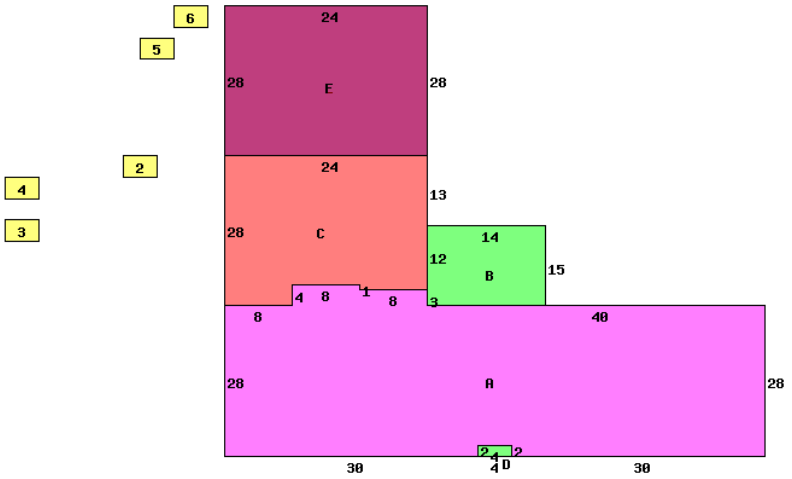
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1840		a	*MAIN
	PAT	P		210	630	b	PORCH
1 B	F	A		616		c	ADDTN
	OFP	P		8	240	d	PORCH
	BAS2	G		672	1300	e	GRAGE
1	F/C	A		672		f	ADDTN

#: 4, L/W
TURBINE T-60 4110-E CR 190 ACCESS LANE SCIOTO RIDGE WIND FARM ON PARCEL 4
4535000400000 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
2022	71370	43830	115200	4598.84
2021	71550	43830	115380	4868.10

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

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	3128	190180
	Basement		980	18280
	Subtotal			208460
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall		X	Air Conditioning	5380
Panelled Wall		X	Plumbing	2100
Unfinished Wall	X		Garages and Carports	1300
Floor/Hardwood	X		Extra Features	870
Floor/Pine		X	Total Value	218110
Floor/Carpet		X		
Number of Rooms	1	9	PUB ELECTRIC	
Bedrooms		4	PRIV WATER	
			PRIV SEWER	
Central Heat		A	PUB PAVED ST/RD	
FORCED AIR			Topo: ROLLING	
Central A/C		A		
Plumbing			Neighborhood:	
Standard	1		Code:	3100
Extra 3 Fixture	1		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 F/C		3128		C	OLD/AV	218110	.55		152130
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	*705		0			2022	6000			0

Tab	#	S	O	I	L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	2	BOB			BLOUNT SILT LOAM, 2	74.1359	8370	620520	2230	165320
C	14	GWB			GLYNWOOD SILT LOAM	4.9112	7830	38450	1630	8010
C	15	GYB2			GLYNWOOD CLAY LOAM	6.5352	7280	47580	1110	7250
C	16	GYC2			GLYNWOOD CLAY LOAM	41.1687	6890	283650	870	35820
C	30	MRD2			MORLEY CLAY LOAM 12	19.7837	6770	133940	630	12460
C	31	MSC2			MORLEY-BELMORE CMPL	.5661	6670	3780	600	340
C	39	PM			PEWAMO SILTY CLAY L	37.0185	9410	348340	3450	127710
C	49	WA			WALLKILL SLT LOAM F	3.7654	7930	29860	1880	7080
C	51	WSTL			WASTE LAND	1.5000	170	260	50	80
W	2	BOB			BLOUNT SILT LOAM, 2	.1721	4540	780	230	40
W	16	GYC2			GLYNWOOD CLAY LOAM	.6237	2120	1320	230	140
W	31	MSC2			MORLEY-BELMORE CMPL	.2005	1250	250	230	50
	671	HSITE			HOMESITE	1.0000	26100	26100	26100	26100
	980	ROAD			ROAD	1.0770				
	900				WIND TURBINE LAND	.5000				

192.958		1534830	(100%)	390400
		537190	(35%)	136640

CAUV # 4789

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

45-350003.0000-v082020R