MCDONALD USV RHD FIRE DISTRICT 00305

Hardin County, Ohio
Michael T. Bacon, Auditor

45-350006.0000 RES
G56 2026

sale

2023 RITCHEY HEATH D		2022-05-03
2024 RITCHEY HEATH D		2022-05-03
2025 RITCHEY HEATH D		2022-05-03
2026 RITCHEY HEATH D		2022-05-03 10124 1.043A
18511 TR 47		2WD
		$190,000
BELLE CENTER OH 43310		

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

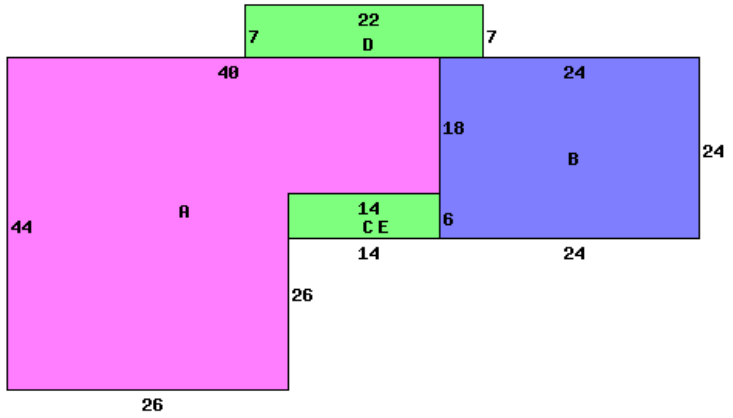
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	1.0400	1.0400	1.0400	1.0400	1.0400			
Land100%	18200	18200	18200	18200		18200	20910	20900
Bldg100%	138740	138740	138740	138740		138740	182230	182220
Totl100%	156940t	156940t	156940t	156940t		156940t	203140t	203120t
Cauv100%								
Tax Value:								
Land 35%	6370	6370	6370	6370		6370	7320	7310
Bldg 35%	48560	48560	48560	48560		48560	63780	63780
Totl 35%	54930t	54930t	54930t	54930t		54930t	71100t	71090t
Hmstd35%			54860	54860		54860	71030	
Owner Oc			45.42	45.42	45.42	hmstd 6300 l	48560 b	
Hmstd RB								
Net Tax	2042.16	1979.04	1930.90	1930.90	1930.90			
Sp-Asmnt	27.47	64.96	64.96	64.96				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1396		a	*MAIN
	F2	G		576	13820	b	GRAGE
	CAN	P		84	670	c	PORCH
	EFP	P		154	6160	d	PORCH
	STP	P		84	340	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
206	2	2022-05-03	RITCHEY HEATH D	2WD	190000	12710	129370
872	2	1992-09-16		2QC *	0	0	48310
226	1	1989-03-27		1WD	50000	0	4600

Year	Land	Bldg	Total	Net Tax
2022	4450	45280	49730	1950.08
2021	4450	45280	49730	2060.96

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



18511 TR 47 43310

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1396	111040
	Basement		1047	19520
	Subtotal			130560
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall		X	Plumbing		2100
Unfinished Wall	X		Garages and Carports		13820
Floor/Pine		X	Extra Features		8210
Floor/Carpet		X	Total Value		154690
Number of Rooms	1	6			
Bedrooms		4	PUB ELECTRIC		
			PRIV WATER		
Central Heat		A	PRIV SEWER		
FORCED AIR			PUB PAVED ST/RD		
Plumbing			Topo: ROLLING		
Standard	1				
Extra 3 Fixture	1		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	DWELLING	1 B F		1396		C	1975VG	154690	.24		182220

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	.0400				5000	5000	200	200

Call Back: Sign: PSN Date: 2015-09-18 Lister:

45-350006.0000-v082020R