MCDONALD USV RHD FIRE DISTRICT
00305

Hardin County, Ohio
Michael T. Bacon, Auditor

45-360007.0000 AGR
G30 2025

sale

2022	ROLSTON LOGAN W & ASH	2016-09-06
2023	ROLSTON LOGAN W & ASH	2016-09-06
2024	ROLSTON LOGAN W & ASH	2016-09-06
2025	ROLSTON LOGAN W & ASHLE	2016-09-06 12747 13.322
	19448 TR 47	1SD
		$265,000
	BELLE CENTER OH 43310	

Orig Tax Year 1998
Parent: 45-360001.0000

Eff Rate: 44.45 40.66 39.34 39.29 a/r

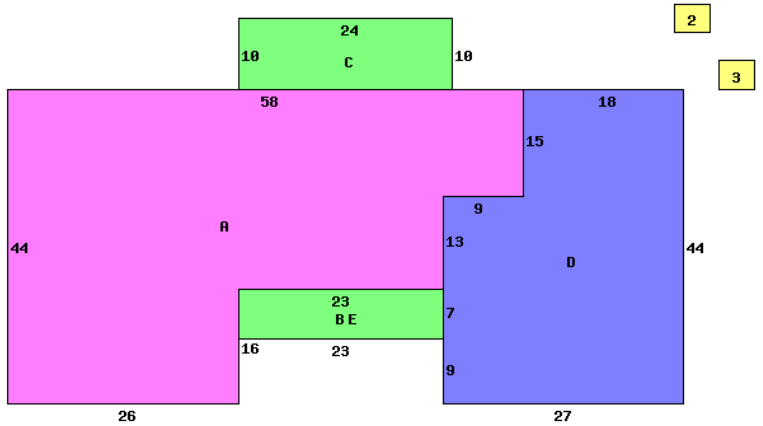
	2022	2023	2024	2025	2025			CAMA
Tax Year								
Prop Cls	111	111	111	111	111			111
Acres	13.3220	13.3220	13.3220	13.3220	13.3220			
Land100%	67060	77510	77510	77510	36940			77500
Bldg100%	238200	254490	254490	254490	254490			254490
Totl100%	305260t	332000t	332000t	332000t	291430t			331990t
Cauv100%	20370	36940	36940	36940				36940
Tax Value:								
Land 35%	7130	12930	12930	12930	12930			27130
Bldg 35%	83370	89070	89070	89070	89070			89070
Totl 35%	90500t	102000t	102000t	102000t	102000t			116200t
Hmstd35%	87780	94830	94830	94830	94830			
Owner Oc	91.88	82.62	78.50	78.52	78.52	hmstd	6300 l	88530 b
Hmstd RB								
Net Tax	3551.60	3709.48	3596.42	3591.36	3591.36			
Cauv Sav	657.82	527.92	511.60	510.88				
Sp-Asmnt	18.00	18.00	18.00	18.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	B	M		1923		a	*MAIN
	CAN	P		161	1290	b	PORCH
	OMP	P		240	8400	c	PORCH
	B	G		1053	29480	d	GRAGE
	STP	P		161	640	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
391	1	2016-09-06	ROLSTON LOGAN W & ASHLEY	1SD	265000	49630	183540
585	1	1997-09-25	ROBIRDS RICHARD E & DEBR	1SD	60000	0	0

Year	Land	Bldg	Total	Net Tax
2021	7130	83370	90500	3753.54
2020	7130	83370	90500	3805.20

p r o j e c t			ben acres	/ %	factor
500 HARDIN COUNTY LANDFILL	XA/2025				



19448 TR 47 43310

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	BRICK	1923	147900
	Basement		1923	35440
	Subtotal			183340
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D D	1808 sq ft	Basement Finish	19200
Floor/Carpet	X X		Air Conditioning	3290
Floor/Tile-Lino	X X		Plumbing	4200
Number of Rooms	1 5		Garages and Carports	29480
Bedrooms	4		Extra Features	10330
			Total Value	249840
Central Heat	A			
FORCED AIR			PUB ELECTRIC	
Central A/C	A		PRIV WATER	
Plumbing			PRIV SEWER	
Standard	1		PUB PAVED ST/RD	
Extra 3 Fixture	2			
			Neighborhood:	
			Code:	3100
			Dwl/Gar/NC%	1.1800

	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 B		3731		C+	1998AV	274820	.22		252950
2	Shed	*PP	10X12	120			OLD/	0			0
3	Shed		10X20	200		D	2017AV	1920	.20		1540

Tab #		S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 14	GWB	GLYNWOOD SILT LOAM		5.0914	5400	27490	1750	8910
C 16	GYC2	GLYNWOOD CLAY LOAM		2.9838	4750	14170	1050	3130
C 30	MRD2	MORLEY CLAY LOAM 12		.6512	4670	3040	350	230
C 50	WE	WESTLAND CLAY LOAM		1.3442	7650	10280	4060	5460
W 14	GWB	GLYNWOOD SILT LOAM		.5046	2830	1430	750	380
W 16	GYC2	GLYNWOOD CLAY LOAM		.8578	1460	1250	230	200
W 50	WE	WESTLAND CLAY LOAM		.2901	6340	1840	2170	630
671	HSITE	HOMESITE		1.0000	18000	18000	18000	18000
980	ROAD	ROAD		.5989				
				13.322		77500	(100%)	36940
						27130	(35%)	12930

CAUV # 4201

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

45-360007.0000-v082020R