MCDONALD USV RHD FIRE DISTRICT
00305

Hardin County, Ohio
Michael T. Bacon, Auditor

45-360007.0000 AGR
G30 2026

sale

2023	ROLSTON LOGAN W & ASH	2016-09-06
2024	ROLSTON LOGAN W & ASH	2016-09-06
2025	ROLSTON LOGAN W & ASH	2016-09-06
2026	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: 40.66 — 39.34 — 39.29 — 39.29 — a/r

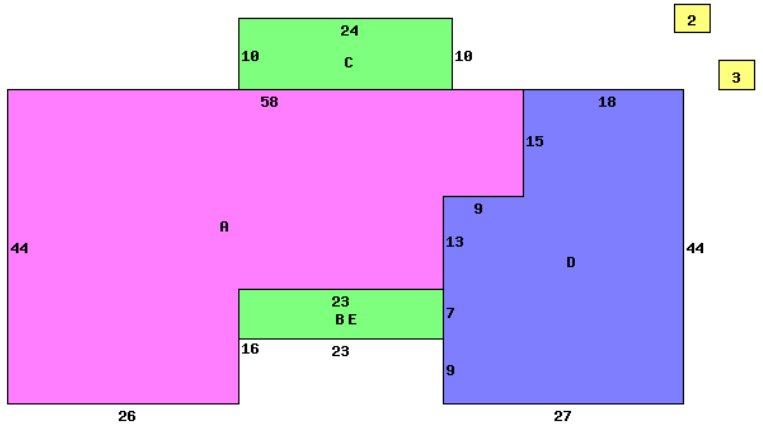
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	13.3220	13.3220	13.3220	13.3220	13.3220			
Land100%	77510	77510	77510	77510		77510	112400	112410
Bldg100%	254490	254490	254490	254490		254490	333800	333800
Totl100%	332000t	332000t	332000t	332000t		332000t	446200t	446210t
Cauv100%	36940	36940	36940	36940		77510	112400	43110
Tax Value:								
Land 35%	12930	12930	12930	12930		12930	15090	39340
Bldg 35%	89070	89070	89070	89070		89070	116830	116830
Totl 35%	102000t	102000t	102000t	102000t		102000t	131920t	156170t
Hmstd35%	94830	94830	94830	94830		94830	125430	
Owner Oc	82.62	78.50	78.52	78.52	78.52	hmstd 6300 l	88530 b	
Hmstd RB								
Net Tax	3709.48	3596.42	3591.36	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
2022	7130	83370	90500	3551.60
2021	7130	83370	90500	3753.54

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%	1.5500

	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 B		3731		C+	1998AV	274820	.22		332260
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	7830	39870	1630	8300
C 16	GYC2	GLYNWOOD CLAY LOAM		2.9838	6890	20560	870	2600
C 30	MRD2	MORLEY CLAY LOAM 12		.6512	6770	4410	630	410
C 50	WE	WESTLAND CLAY LOAM		1.3442	11090	14910	3950	5310
W 14	GWB	GLYNWOOD SILT LOAM		.5046	4100	2070	230	120
W 16	GYC2	GLYNWOOD CLAY LOAM		.8578	2120	1820	230	200
W 50	WE	WESTLAND CLAY LOAM		.2901	9190	2670	230	70
671	HSITE	HOMESITE		1.0000	26100	26100	26100	26100
980	ROAD	ROAD		.5989				
				13.322		112410	(100%)	43110
						39340	(35%)	15090

CAUV # 4201

Call Back: Sign: PSN Date: 2014-10-27 Lister: 45-360007.0000-v082020R