

JACKSON TWP
NORTHERN SD

00200

Hardin County, Ohio
Michael T. Bacon, Auditor

21-100009.0000
A28

AGR
2025

sale

Eff Rate:- 48.61 — 38.44 — 38.71 — 38.57 — a/r

2022	MCELREE CYNTHIA L ETA	2005-07-25			
2023	MCELREE CYNTHIA L ETA	2005-07-25			
2024	MCELREE CYNTHIA L ETA	2005-07-25			
2025	MCELREE CYNTHIA L ETAL	2005-07-25	PT N 1/2 SW 1/4 S26		
	4588 CR 175	15	79.50A		
	FOREST OH 45843	\$0			

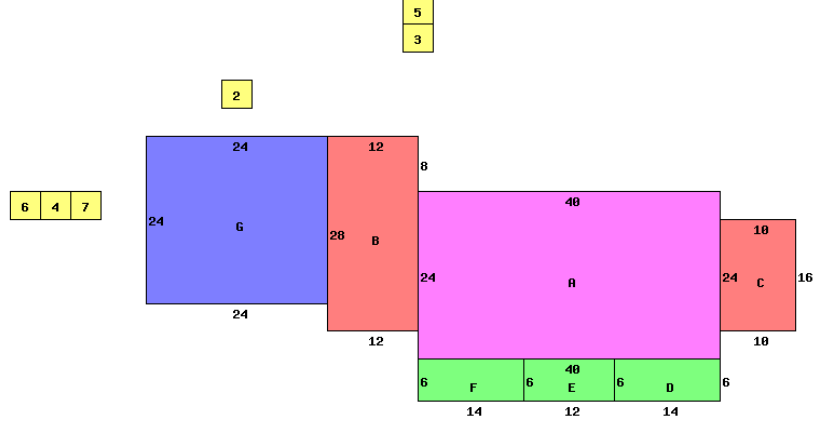
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	79.5000	79.5000	79.5000	79.5000	
Land100%	428770	469740	469740	469740	469750
Bldg100%	116690	171940	171940	171940	171930
Totl100%	545460t	641690t	641690t	641690t	641680t
Cauv100%	129940	236260	236260	236260	236270
Tax Value:					
Land 35%	45480	82690	82690	82690	164410
Bldg 35%	40840	60180	60180	60180	60180
Totl 35%	86320t	142870t	142870t	142870t	224590t
Hmstd35%	40940	55120	55120	55120	
Owner Oc	43.72	47.02	46.84	46.62	hmstd 5250 l 49870 b
Hmstd RB					
Net Tax	3783.14	4957.12	4999.14	4980.18	
Cauv Sav	4636.80	2862.30	2886.26	2875.30	
Sp-Asmnt	113.90	181.84	177.84	197.10	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		960		a	*MAIN
1	F/C	A		336		b	ADDTN
1	F/C	A		160		c	ADDTN
	STP	P		84	340	d	PORCH
	OP	P		72	2160	e	PORCH
	STP	P		84	340	f	PORCH
	F2	G		576	13820	g	GRAGE

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
267	15	2005-07-25	MCELREE CYNTHIA L ETAL	15 *	0	136510	56170
160	16	2005-05-06	PATTON SUZANNE M ETAL	16 *	0	136510	56170

Year	Land	Bldg	Total	Net Tax
2021	45480	40840	86320	3803.18
2020	45480	40840	86320	3818.58

p r o j e c t		ben acres	/ %	factor
127	BUCK RUN - BLANCHARD			XA/2025
921	BLANCHARD RIVER MAINT			XA/2023
500	HARDIN COUNTY LANDFILL			XA/2025
235	KELLOGG #983 - BLANCHARD			XA/2025



4588 CR 175 45843

Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	2	Sq-Ft Value
Floor Level	Main	FRAME 1456 114600
	Full Upper	FRAME 960 60530
	Basement	960 17900
	Subtotal	193030
Metal	Roof	HIP
	B 1 2 U A	
Plaster/Drywall	X X	Plumbing 1400
Unfinished Wall	X	Garages and Carports 13820
Floor/Pine	X X	Extra Features 2840
Floor/Carpet	X X	Total Value 211090
Floor/Tile-Lino	X	
Number of Rooms	1 5 4	PUB ELECTRIC
Bedrooms	4	PRIV WATER
		PRIV SEWER
Central Heat	A	PUB PAVED ST/RD
FORCED AIR		
Plumbing		Neighborhood:
Standard	1	Code: 2000
Extra 2 Fixture	1	Dwl/Gar/NC% 1.2500

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 B F	2416		C-	1922GD	189980	.40	Dpr	142490
2 Garage	*SV	18X22	396		OLD/PR	300			300
3 Shed	*SV 0	40X28	1120		OLD/FR	400			400
4 Pole Build		40X40	1600	C	2015AV	19200	.25		14400
5 Lean-To	*SV	8X15	120		OLD/PR	100			100
6 Pole Build		16X38	608	C	2022AV	7300	.05		6940
7 Pole Build		16X40	640	C	2022AV	7680	.05		7300
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv			
C 1	BOA BLOUNT SILT LOAM 0-	21.5837	6030	130150	2660	57410			
C 2	BOB BLOUNT SILT LOAM, 2	5.4762	5770	31600	2360	12920			
C 39	PM PEWAMO SILTY CLAY L	40.1305	6490	260450	3560	142870			
C 51	WSTL WASTE LAND	2.5500	120	310	50	130			
W 1	BOA BLOUNT SILT LOAM 0-	5.6176	3610	20280	770	4330			
W 2	BOB BLOUNT SILT LOAM, 2	.2185	3130	680	470	100			
W 39	PM PEWAMO SILTY CLAY L	2.1006	5370	11280	1670	3510			
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000			
980	ROAD ROAD	.8229							
		79.5		469750	(100%)	236270		CAUV # 1434	
				164410	(35%)	82690			