

Hardin County, Ohio
Michael T. Bacon, Auditor

35-010006.0000
G25

AGR
2025

0000

sale

Eff Rate:-

0.00 a/r

2025 BREIDENBACH SPENCER
17662 TR 74
2024-03-29 PT E 1/2 1 79.00A
3WD
\$0
FOREST OH 45843

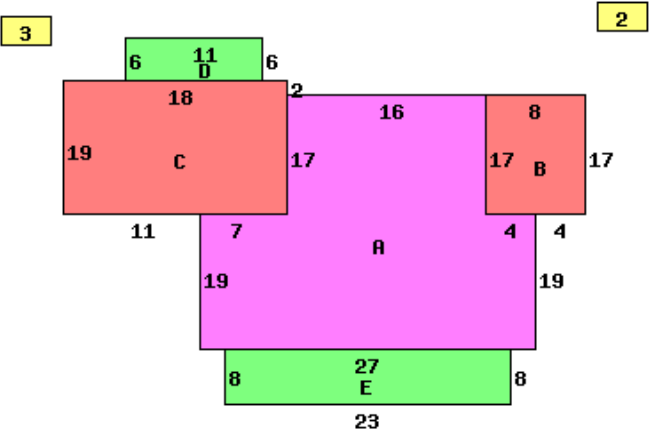
Tax Year 2025
Prop Cls 111
Acres 79.0000
Land100% 478740
Bldg100% 132000
Totl100% 610740t
Cauv100% 234970
CAMA 111
478750
131990
610740t
234960

2026 BREIDENBACH SPENCER & S
17662 TR 74
2025-07-17
3SD
FOREST OH 45843

Tax Value:
Land 35% 82240
Bldg 35% 46200
Totl 35% 128440t
Hmstd35%
Owner 0c
Hmstd RB
Net Tax 4271.94
Cauv Sav 2837.78
Sp-Asmnt 18.00
3860.46 2618.44 2821.82

SHB+ 1HB 1 1	CONS F F/C F/C OFP OFP	TYPE M A A P P	FACT	SQ-FT 785 136 342 66 184	VALUE 1980 5520	a b c d e	*MAIN ADDTN ADDTN PORCH PORCH
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#: 11, L/W



17662 TR 74 45843

Occupancy 1 Single Family				*DWELLING COMPUTATIONS	
				Sq-Ft	Value
Story Height	1H				
Floor Level					
		Main	FRAME	1263	104410
		Part Upper	FRAME	785	35540
		Basement		392	7570
		Subtotal			147520
Metal		Roof	GABLE		
Plaster/Drywall	B 1 2 U A				
Unfinished Wall	X X				
Floor/Pine	X X				
Floor/Carpet	X X				
Number of Rooms	1 6 2				
Bedrooms	3 2				
Central Heat	A				
FORCED AIR					
Plumbing					
Standard	1				
				Extra Features	7500
				Total Value	155020
				PUB ELECTRIC	
				PRIV WATER	
				PRIV SEWER	
				PUB PAVED ST/RD	
				Neighborhood:	
				Code:	3300
				Dwl/Gar/NC%	1.3400

Bldg	Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Cond	Replace	Phy	Fnc	True
1	DWELLING	1HB F	FtxFt	2048	Rate		OLD/AV		Value	Dpr	Dpr	Value
2	Pole Build		42X72	3024		C	2015AV		36290	.25		27220
3	Pole Build	1 P	42X64	2688		C	1985AV		32260	.65		11290
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv						
C 1	BOA BLOUNT SILT LOAM 0-	27.4956	6030	165800	2660	73140						
C 2	BOB BLOUNT SILT LOAM, 2	1.5131	5770	8730	2360	3570						
C 39	PM PEWAMO SILTY CLAY L	33.9140	6490	220100	3560	120730						
W 1	BOA BLOUNT SILT LOAM 0-	2.3491	3610	8480	770	1810						
W 2	BOB BLOUNT SILT LOAM, 2	.4372	3130	1370	470	210						
W 39	PM PEWAMO SILTY CLAY L	10.4791	5370	56270	1670	17500						
671	HSITE HOMESITE	1.0000	18000	18000	18000	18000						
980	ROAD ROAD	1.8119										

79 478750 (100%) 234960 CAUV # 4618
167560 (35%) 82240