

sale			
2021	BREIDENBACH DAN E & B	1998-12-03	
2022	BREIDENBACH DAN E & B	1998-12-03	
2023	BREIDENBACH DAN E & B	1998-12-03	
2024	BREIDENBACH DAN E & BONN	1998-12-03	PT E 1/2 1 79.00A
	17662 TR 74	7QC	
	FOREST OH 45843	\$0	

2025	BREIDENBACH SPENCER	2024-03-29	
	17662 TR 74	3WD	
	FOREST OH 45843		

2025	BREIDENBACH SPENCER & S	2025-07-17	
SHB	17662 TR 74	3SD	
1HB	17662 TR 74	785	*MAIN
1	F/C	136	b ADDTN
1	FOREST OH 45843	342	c ADDTN
	OFF	66	d PORCH
	OFF	184	e PORCH
		1980	
		5520	

#:	11	L/W	
350100110000	40.00a		

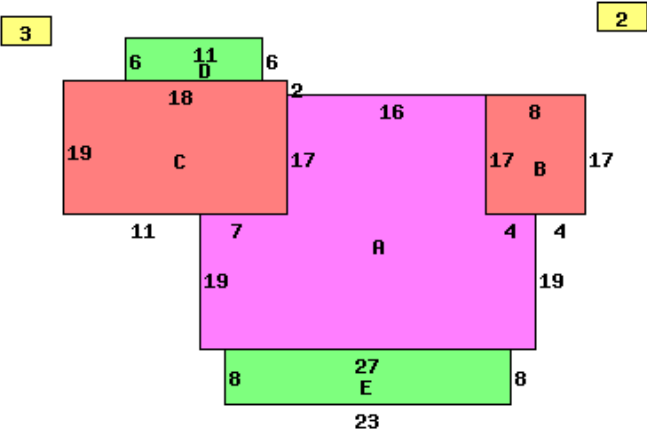
Sale#	#d	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
320	3	2025-07-17	BREIDENBACH SPENCER & SHE	3SD *	0	478740	132000
162	3	2024-03-29	BREIDENBACH SPENCER	3WD *	0	478740	132000
523	7	1998-12-03	BREIDENBACH DAN E & BONN	7QC *	0	95770	53140
713	7	1995-08-02	BREIDENBACH DAN E & BONN	7WD *	0	75800	48310
464	1	1989-06-12		1UN *	0	0	128030
14	0	1987-03-27			0	0	195030

Year	Land	Bldg	Total	Net Tax
2020	42760	42580	85340	3291.50
2019	70720	36400	107120	3899.64

p r o j e c t		ben acres		/ %	factor
500	HARDIN COUNTY LANDFILL	XA/2024			

Eff Rate:-	42.20	38.72	33.69	36.07	a/r
Tax Year	2021	2022	2023	2024	CAMA
Prop Cls	111	111	111	111	111
Acres	79.0000	79.0000	79.0000	79.0000	
Land100%	434260	434260	478740	478740	478750
Bldg100%	121660	121660	132000	132000	131990
Totl100%	555910t	555910t	610740t	610740t	610740t
Cauv100%	122170	122170	234970	234970	234960

Tax Value:					
Land 35%	42760	42760	82240	82240	167560
Bldg 35%	42580	42580	46200	46200	46200
Totl 35%	85340t	85340t	128440t	128440t	213760t
Hmstd35%					
Owner 0c					
Hmstd RB					
Net Tax	3283.80	3016.14	3941.80	4247.94	
Cauv Sav	4203.04	3860.46	2618.44	2821.82	
Sp-Asmnt	205.56	205.56	26.00	18.00	



17662	TR 74	45843
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Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1H	Sq-Ft	Value
Floor Level			
	Main	FRAME	1263 104410
	Part Upper	FRAME	785 35540
	Basement		392 7570
	Subtotal		147520
Metal	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	X X	Extra Features	7500
Unfinished Wall	X	Total Value	155020
Floor/Pine	X X		
Floor/Carpet	X X		
Number of Rooms	1 6 2	PUB ELECTRIC	
Bedrooms	3 2	PRIV WATER	
		PRIV SEWER	
		PUB PAVED ST/RD	
Central Heat	A		
FORCED AIR		Neighborhood:	
Plumbing		Code:	3300
Standard	1	Dwl/Gar/NC%	1.3400

	Bldg	Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Cond	Replace	Phy	Fnc	True
1	DWELLING	1HB	F		2048			OLD/AV		155020	.55		93480
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	