WASHINGTON TWP
NORTHERN SD 00400

Hardin County, Ohio
Michael T. Bacon, Auditor

43-010043.0000 RES
A31 2026

sale

2023 SHEPHERD TAMMY & KAY	2020-10-30	
2024 SHEPHERD TAMMY & KAY	2020-10-30	
2025 SHEPHERD TAMMY & KAY	2020-10-30	
2026 SHEPHERD TAMMY & KAY ED	2020-10-30 PT SW4 SE4 S1	6.864A
11571 TR 20	1SD	
	$41,000	
DUNKIRK OH 45836		

Orig Tax Year 2006
Parent: 43-010009.0000

Eff Rate: 39.31 — 39.59 — 39.44 — 39.44 — a/r

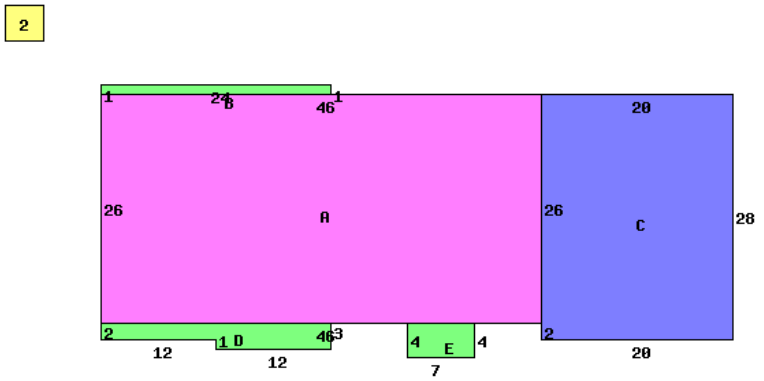
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	501	501	501	501	0	501	501	511
Acres	6.8640	6.8640	6.8640	6.8640	6.8640			
Land100%	35770	35770	35770	35770		35770	38000	38010
Bldg100%	204970	204970	204970	204970		204970	257430	257430
Totl100%	240740t	240740t	240740t	240740t		240740t	295430t	295440t
Cauv100%								
Tax Value:								
Land 35%	12520	12520	12520	12520		12520	13300	13300
Bldg 35%	71740	71740	71740	71740		71740	90100	90100
Totl 35%	84260t	84260t	84260t	84260t		84260t	103400t	103400t
Hmstd35%	76990	76990	76990	76990		76990	96140	
Owner Oc	71.96	71.70	71.42	71.42	71.42	hmstd 5250 l	71740 b	
Hmstd RB								
Net Tax	2925.32	2950.86	2939.32	2939.32	2939.32			
Sp-Asmnt	28.09	24.09	27.13	27.13				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1196		a	*MAIN
1	OH	P		24	910	b	PORCH
	F	G		560	13440	c	GRAGE
1	OH	P		60	2280	d	PORCH
	STP	P		28	110	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
499	1	2020-10-30	SHEPHERD TAMMY & KAY EDDI	1SD	41000	13910	0
212	1	2007-05-07	MOORE SETH M & ELIZABETH	1SD	23000	13910	0
316	12	2005-08-24	BRUNER LAND CO INC	12	0	0	0

Year	Land	Bldg	Total	Net Tax
2022	8760	59250	68010	3054.14
2021	8760	0	8760	395.42

project		ben acres	/ %	factor
592 EAGLE CREEK MAINT HANCOCK CO	XA/2018			
125 HYDRAULIC - BLANCHARD	XA/2025			
921 BLANCHARD RIVER MAINT	XA/2023			
500 HARDIN COUNTY LANDFILL	XA/2025			



11571 TR 20 45836

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height				
Floor Level	Main	FRAME	1196	105950
	Basement		1196	22280
	Subtotal			128230
Shingle				

	B 1 2 U A			
Plaster/Drywall	D D	624 sq ft	Basement Finish	6880
Wood Joist Frame	X x		Air Conditioning	2130
Floor/Hardwood	X		Plumbing	2100
Floor/Carpet	X		Garages and Carports	13440
Number of Rooms	2 4		Extra Features	3300
Bedrooms	3		Total Value	156080
Insulation	X x		PUB PAVED ST/RD	
Central Heat	A			
F/A LP			Neighborhood:	
Central A/C	A		Code:	4300
Plumbing			Dwl/Gar/NC%	1.5300
Standard	1			
Extra 3 Fixture	1			

	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 F		1820		C+	2021AV	171690	.02		257430
2	Shed	*PP	10X12	120			2022AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
small acreage	5.8640				5000	3540	20760	20760
homesite	1.0000				17250	17250	17250	17250

Call Back: Sign: PSN Date: 2015-09-14 Lister: 43-010043.0000-v082020R