WASHINGTON TWP
NORTHERN SD 00400

Hardin County, Ohio
Michael T. Bacon, Auditor

43-010043.0000 RES
A31 2025

sale

2022	SHEPHERD TAMMY & KAY	2020-10-30
2023	SHEPHERD TAMMY & KAY	2020-10-30
2024	SHEPHERD TAMMY & KAY	2020-10-30
2025	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: – 49.61 — 39.31 — 39.59 — 39.44 — a/r

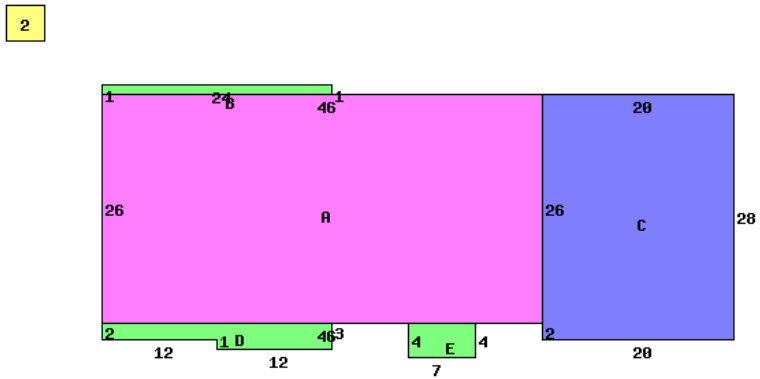
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	501	501	501	501	511
Acres	6.8640	6.8640	6.8640	6.8640	
Land100%	25030	35770	35770	35770	35760
Bldg100%	169290	204970	204970	204970	204970
Totl100%	194310t	240740t	240740t	240740t	240730t
Cauv100%					
Tax Value:					
Land 35%	8760	12520	12520	12520	12520
Bldg 35%	59250	71740	71740	71740	71740
Totl 35%	68010t	84260t	84260t	84260t	84260t
Hmstd35%		76990	76990	76990	
Owner Oc		71.96	71.70	71.42	hmstd 5250 l 71740 b
Hmstd RB					
Net Tax	3054.14	2925.32	2950.86	2939.32	
Sp-Asmnt	22.57	28.09	24.09	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
2021	8760	0	8760	395.42
2020	4390	0	4390	198.96

p r o j e c t		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	3190
Floor/Hardwood	X		Plumbing	2100
Floor/Carpet	X		Garages and Carports	13440
Number of Rooms	2 4		Extra Features	3300
Bedrooms	3		Total Value	157140
Insulation	X x		PUB PAVED ST/RD	
Central Heat	A			
F/A LP			Neighborhood:	
Central A/C	A		Code:	4300
Plumbing			Dwl/Gar/NC%	1.2100
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	172850	.02		204970
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				15000	15000	15000	15000

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