WASHINGTON TWP
NORTHERN SD 00400

Hardin County, Ohio
Michael T. Bacon, Auditor

43-020001.0000 AGR
B14 2026

sale

2023 FRATER DWIGHT L	2019-06-26	
2024 FRATER DWIGHT L	2019-06-26	
2025 FRATER DWIGHT L	2019-06-26	
2026 FRATER DWIGHT L	2019-06-26	PT N1/2 NW1/4 SW1/4 S2
10134 CR 14	3CT 14.00A	
	$0	
DUNKIRK OH 45836		

2028 EPLING STEFANI C &	2026-02-19	
10134 CR 14	3TD	
DUNKIRK OH 45836		

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	14.0000	14.0000	14.0000	14.0000	14.0000			
Land100%	86370	86370	86370	86370		86370	125260	125260
Bldg100%	84690	84690	84690	84690		84690	102340	102340
Totl100%	171060t	171060t	171060t	171060t		171060t	227600t	227600t
Cauv100%	43690	43690	43690	43690		86370	125260	48830
Tax Value:								
Land 35%	15290	15290	15290	15290		15290	17090	43840
Bldg 35%	29640	29640	29640	29640		29640	35820	35820
Totl 35%	44930t	44930t	44930t	44930t		44930t	52910t	79660t
Hmstd35%	28620	28620	28620	28620		28620	37160	
Owner Oc	26.74	26.66	26.54	26.54	26.54	hmstd 5250 l	23370 b	
Hmstd RB								
Net Tax	1571.50	1585.06	1578.90	1578.90	1578.90			
Cauv Sav	828.54	531.44	535.94	533.82				
Sp-Asmnt	28.71	24.71	28.06	28.06				

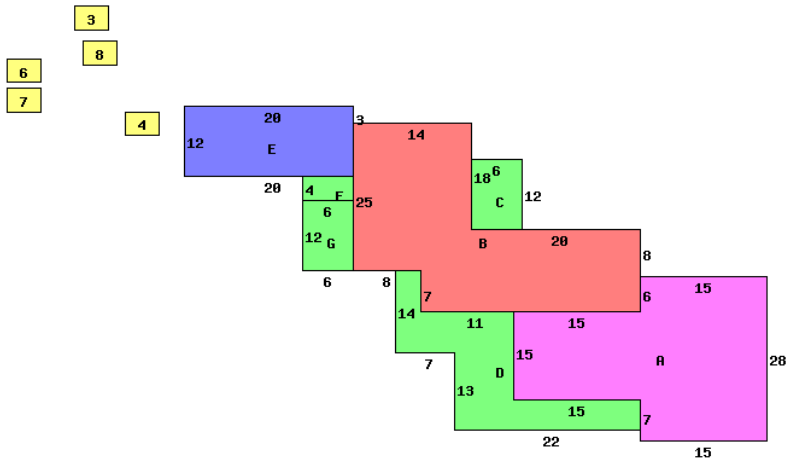
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	F/C	M		645		a	*MAIN
1 B	F	A		672		b	ADDTN
	EFP	P		72	2880	c	PORCH
	OFP	P		285	8550	d	PORCH
	F	G		240	5760	e	GRAGE
	OFP	P		24	720	f	PORCH
	RFX	P		72	720	g	PORCH

4-12-19 During conversion an error on bldg #2 36x960 should be 960L36

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
92	3	2026-02-19	EPLING STEFANI C &	3TD *	0	86370	84690
225	3	2019-06-26	FRATER DWIGHT L	3CT *	0	77310	68600
174	0	1987-03-13		*	20000	0	82710

Year	Land	Bldg	Total	Net Tax
2022	8820	25930	34750	1533.12
2021	8820	25930	34750	1541.06

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



10134 CR 14 45836

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1317	105560
	Full Upper	FRAME	645	51720
	Basement		672	12730
	Subtotal			170010
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X X	Garages and Carports	5760
Unfinished Wall	X	Extra Features	12870
Floor/Hardwood	X	Total Value	188640
Floor/Pine	X X X		
Number of Rooms	6 3	PUB ELECTRIC	
Bedrooms	2 3	PRIV WATER	
		PRIV SEWER	
Central Heat	A	PUB PAVED ST/RD	
FORCED AIR			
Plumbing		Neighborhood:	
Standard	1	Code:	4300
		Dwl/Gar/NC%	1.5300

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Blt/Renov Grade	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 F/C		1962		C	1890AV	188640	.55	.35	84420
3	Pole Build		64X40	2560		C	1998AV	30720	.55		13820
4	Crib/Grana	*SV 0	19X26	494			OLD/PR	500			500
6	Grain Bin	*PP 0	14X8	112		C	1960AV	0			0
7	Grain Bin	*PP 0	14X8	112		C	1960AV	0			0
8	Shed		30X50	1500		D	OLD/PR	14400	.75		3600

Tab	#	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA BLOUNT SILT LOAM 0-	1.2349	8740	10790	2550	3150
C	2	BOB BLOUNT SILT LOAM, 2	7.3167	8370	61240	2230	16320
C	14	GWB GLYNWOOD SILT LOAM	2.9664	7830	23230	1630	4840
C	52	PKA PEWAMO SICL 0-1% SL	.7903	9410	7440	3450	2730
W	1	BOA BLOUNT SILT LOAM 0-	.1500	5230	780	230	40
W	2	BOB BLOUNT SILT LOAM, 2	.0061	4540	30	230	
	670	HSITE HOMESITE	1.0000	21750	21750	21750	21750
	980	ROAD ROAD	.5356				
			14		125260	(100%)	48830
					43840	(35%)	17090

CAUV # 4754

Call Back: Sign: PSN Date: 2015-09-14 Lister:
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43-020001.0000-v082020R