

WASHINGTON TWP
NORTHERN SD

00400

Hardin County, Ohio
Michael T. Bacon, Auditor

43-020005.0000
B05

AGR
2025

sale

Eff Rate:- 49.61 — 39.31 — 39.59 — 39.44 — a/r

2022 L AND K FARMS LLC	2017-12-14
2023 L AND K FARMS LLC	2017-12-14
2024 L AND K FARMS LLC	2017-12-14
2025 L AND K FARMS LLC	2017-12-14 PT SE 1/4 S2 40.00A
0735 TR 125	3WD
DUNKIRK OH 45836	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	40.0000	40.0000	40.0000	40.0000	243730
Land100%	221970	243740	243740	243740	140580
Bldg100%	116940	140570	140570	140570	384310t
Totl100%	338910t	384310t	384310t	384310t	121590
Cauv100%	67400	121600	121600	121600	
Tax Value:					
Land 35%	23590	42560	42560	42560	85310
Bldg 35%	40930	49200	49200	49200	49200
Totl 35%	64520t	91760t	91760t	91760t	134510t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	2897.40	3264.06	3291.60	3278.74	
Cauv Sav	2429.48	1520.70	1533.52	1527.54	
Sp-Asmnt	57.40	78.54	70.54	96.80	

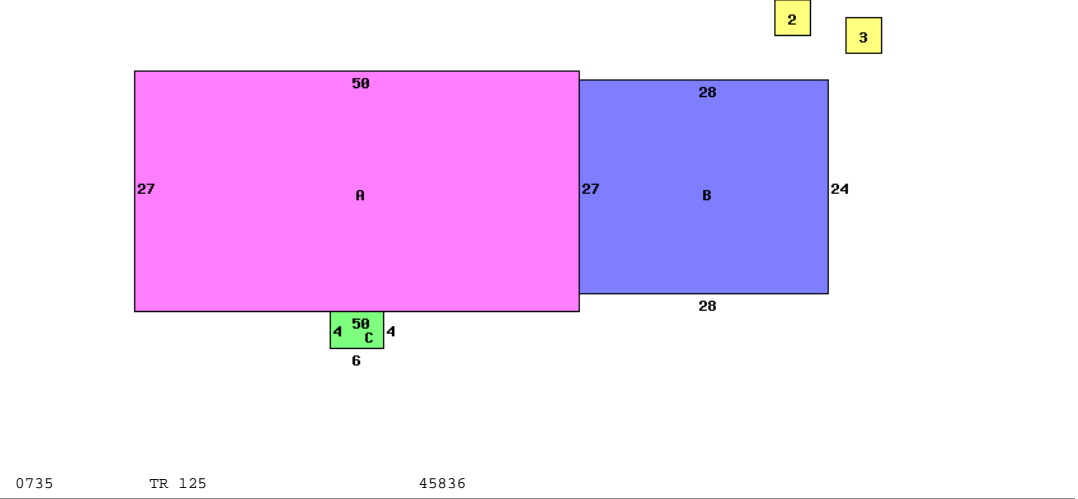
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE			
1 B	F	M		1350		a	*MAIN	
	F2	G		672	16130	b	GRAGE	
	STP	F		24	100	c	PORCH	

#: 6, L/W
430200060000 10.00a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
550	3	2017-12-14	L AND K FARMS LLC	3WD *	0	221370	103310

Year	Land	Bldg	Total	Net Tax
2021	23590	40930	64520	2912.42
2020	23590	40930	64520	2924.00

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



0735 TR 125 45836

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	1350 108200
	Basement		1350 24990
	Subtotal		133190
Shingle	Roof	GABLE	
Plaster/Drywall	X	Plumbing	2100
Panelled Wall	X	Garages and Carports	16130
Unfinished Wall	X	Extra Features	100
Floor/Carpet	X	Total Value	151520
Floor/Concrete	X		
Floor/Tile-Lino	L	PUB ELECTRIC	
Number of Rooms	1 6	PRIV WATER	
Bedrooms	2	PRIV SEWER	
		PUB PAVED ST/RD	
Central Heat	A		
ELECTRIC		Neighborhood:	
Plumbing		Code:	4300
Standard	1	Dwl/Gar/NC%	1.2100
Extra 2 Fixture	1		
Extra Fixture	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 B F	1350	1350		C-	1978AV		136370	.30		115510
2 Pole Build		45X80	3600		C	1983AV		43200	.65		15120
3 Pole Build		36X72	2592		C	1995AV		24880	.60		9950
1 SIDE OPN											
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv					
C 1	BOA BLOUNT SILT LOAM 0-	24.4826	6030	147630	2660	65120					
C 2	BOB BLOUNT SILT LOAM, 2	3.7552	5770	21670	2360	8860					
C 39	PM PEWAMO SILTY CLAY L	3.8310	6490	24860	3560	13640					
C 52	PKA PEWAMO SICL 0-1% SL	5.3271	6490	34570	3560	18970					
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000					
980	ROAD ROAD	1.6041									
						40	243730	(100%)	121590	CAUV #	3921
							85310	(35%)	42560		