WASHINGTON TWP
NORTHERN SD 00400

Hardin County, Ohio
Michael T. Bacon, Auditor

43-020032.0000 RES
B04.01 2026

sale

2023	RODABAUGH CLINT W & C	
2024	REEVES NATHAN & MADIS	2023-09-29
2025	REEVES NATHAN & MADIS	2023-09-29
2026	REEVES NATHAN & MADISON	2023-09-29 PT SE4 NE4 S2 3.125A
	10873 CR 14	1WD
		$190,000
	DUNKIRK OH 45836	

Orig Tax Year 2024
Parent: 43-020020.0000

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

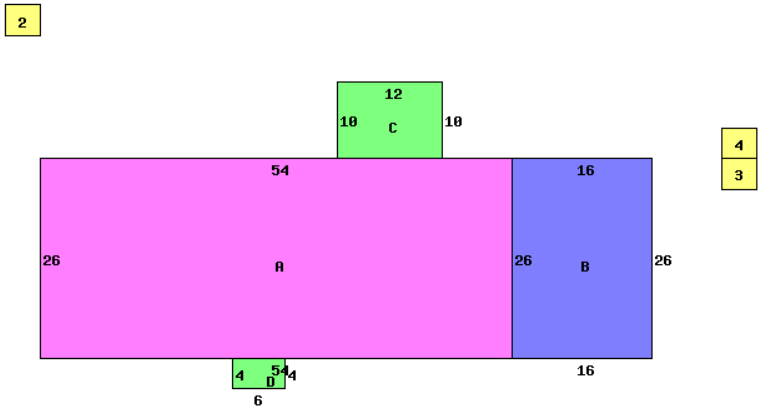
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	511	511	511	0	511	511	511
Acres		3.1250	3.1250	3.1250	3.1250			
Land100%	20600	25630	25630	25630		27110	27110	27880
Bldg100%	102030	102030	102030	102030		102030	125060	125060
Totl100%	122630t	127660t	127660t	127660t		129140t	152170t	152940t
Cauv100%		27110	27110	27110		27110	27110	
Tax Value:								
Land 35%	7210	8970	8970	8970		8970	9760	9760
Bldg 35%	35710	35710	35710	35710		35710	43770	43770
Totl 35%	42920t	44680t	44680t	44680t		44680t	53530t	53530t
Hmstd35%			35750	35750		35750	44600	
Owner Oc	33.42		33.16	33.16	33.16	hmstd 5250 l 30500 b		
Hmstd RB	317.62							
Net Tax	1175.70	1940.72	1563.34	1563.34	1563.34			
			18.68					
Sp-Asmnt	32.00	24.00	24.00	24.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1404		a	*MAIN
	F	G		416	9980	b	GRAGE
	PAT	P		120	360	c	PORCH
	DK	P		24	360	d	PORCH

#: 33 L/W
430200330000 .149A

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
386	1	2023-09-20	REEVES NATHAN & MADISON	1WD	190000	0	0

project		ben acres	/ %	factor
500	HARDIN COUNTY LANDFILL	XA/2025		
125	HYDRAULIC - BLANCHARD	XA/2025		
921	BLANCHARD RIVER MAINT	XA/2023		



10873 CR 14 45836

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1404	111000
	Subtotal			111000
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Plumbing	1400
Floor/Pine	X	Garages and Carports	9980
Floor/Carpet	X	Extra Features	720
Number of Rooms	5	Total Value	123100
Bedrooms	2		
Central Heat	A	Neighborhood:	
GAS		Code:	4300
Plumbing		Dwl/Gar/NC%	1.5300
Standard	1		
Extra 2 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 F/C		1404		C-	1975AV	110790	.35		110180
2	Shed		68X26	1768		D	OLD/FR	16970	.70		5090
3	Pole Build		30X40	1200		C	1993AV	14400	.60		5760
4	Pole Build		30X32	960		C	1987AV	11520	.65		4030

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	2.1250				5000	5000	10630	10630