WASHINGTON TWP
NORTHERN SD 00400

Hardin County, Ohio
Michael T. Bacon, Auditor

43-040011.0000 AGR
D10 2024

sale

2021	BOEHM ALLEN R	2002-08-20
2022	BOEHM ALLEN R	2002-08-20
2023	BOEHM ALLEN R	2002-08-20
2024	BOEHM ALLEN R	2002-08-20 PT N 1/2 4 12.759A
	8445 CR 14	2QC SEE PARCEL 430400110100
		$0 FOR REST OF SPECIALS
	DUNKIRK OH 45836	

Eff Rate: – 49.87 — 49.61 — 39.31 — 39.60 — a/r

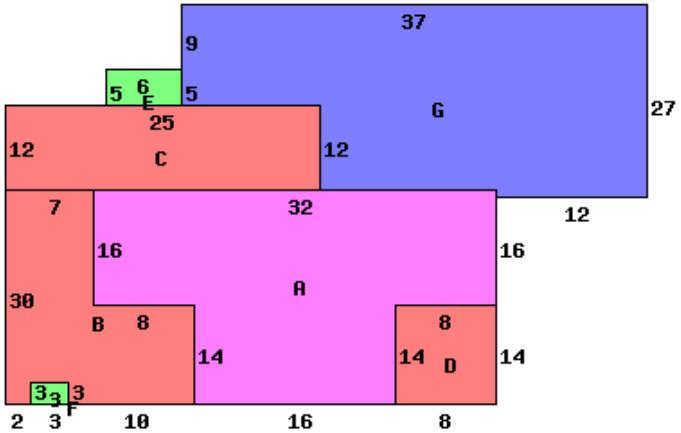
Tax Year	2021	2022	2023	2024	CAMA
Prop Cls	111	111	111	111	111
Acres	12.7590	12.7590	12.7590	12.7590	
Land100%	53230	53230	59430	59430	59440
Bldg100%	12370	12370	14860	14860	14860
Totl100%	65600t	65600t	74290t	74290t	74300t
Cauv100%	15830	15830	25510	25510	25500
Tax Value:					
Land 35%	5540	5540	8930	8930	20800
Bldg 35%	4330	4330	5200	5200	5200
Totl 35%	9870t	9870t	14130t	14130t	26010t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	445.52	443.24	502.64	506.86	
Cauv Sav	590.88	587.84	422.22	425.80	
Sp-Asmnt	29.00	27.00	31.00	24.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1TB	F	M		736		a	*MAIN
1	F/C	A		313		b	ADDTN
1B	F	A		300		c	ADDTN
1	F/C	A		112		d	ADDTN
	STP	P		30	120	e	PORCH
	OFP	P		9	270	f	PORCH
	F2	G		842	20210	g	GRAGE

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
345	2	2002-08-20	BOEHM ALLEN R	2QC *	0	15690	49430
538	6	2001-12-19	BOEHM FRANKLIN ETAL	6CT *	0	15690	49430
435	1	2001-10-04	WANNER RACHEL ETAL	1AF *	0	15690	49430

Year	Land	Bldg	Total	Net Tax
2020	5540	4330	9870	447.30
2019	6930	3760	10690	444.64

	p r o j e c t		ben acres	/ %	factor
592	EAGLE CREEK MAINT HANCOCK CO	XA/2018			
114	WEBER - HOG CREEK	XA/2024			
119	DITCH 28 - HOG CREEK	XA/2024			
500	HARDIN COUNTY LANDFILL	XA/2024			
921	BLANCHARD RIVER MAINT	XA/2023			
577	OTTAWA RIVER PROJECT MAINT	XA/2021			



8445 CR 14 45836

Occupancy 1 Single Family

Story Height 1T

Floor Level

Slate

			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME	1461	115000
	Part Upper	FRAME	736	40950
	Basement		1036	19310
	Subtotal			175260
	Roof	GABLE		

	B 1	2 U	A
Plaster/Drywall		X	X
Unfinished Wall	X		
Floor/Carpet		X	X
Floor/Concrete	X		
Floor/Tile-Lino		X	
Number of Rooms	3	6	3
Bedrooms		1	2
Central Heat			A
FORCED AIR			
Plumbing			
Standard	1		

Garages and Carports	20210
Extra Features	990
Total Value	196460
PUB ELECTRIC	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Neighborhood:	
Code:	4300
Dwl/Gar/NC%	1.2100

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1TB F		2197		C	OLD/PR	196460	.75	.75	14860

Tab #		S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 2	BOB	BLOUNT SILT LOAM, 2	.6532	5770	3770	2360	1540
W 1	BOA	BLOUNT SILT LOAM 0-	10.4750	3610	37810	770	8070
W 52	PKA	PEWAMO SICL 0-1% SL	.5334	5370	2860	1670	890
670	HSITE	HOMESITE	1.0000	15000	15000	15000	15000
980	ROAD	ROAD	.0974				
			12.759		59440	(100%)	25500
					20800	(35%)	8930

CAUV # 179

Call Back: Sign: PSN Date: 2015-09-15 Lister: 43-040011.0000-v082020R