WASHINGTON TWP
NORTHERN SD 00400

Hardin County, Ohio
Michael T. Bacon, Auditor

43-040011.0000 AGR
D10 2026

sale

2023 BOEHM ALLEN R	2002-08-20	
2024 BOEHM ALLEN R	2002-08-20	
2025 BOEHM ALLEN R	2002-08-20	
2026 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:- 39.31 — 39.59 — 39.44 — 39.44 — a/r

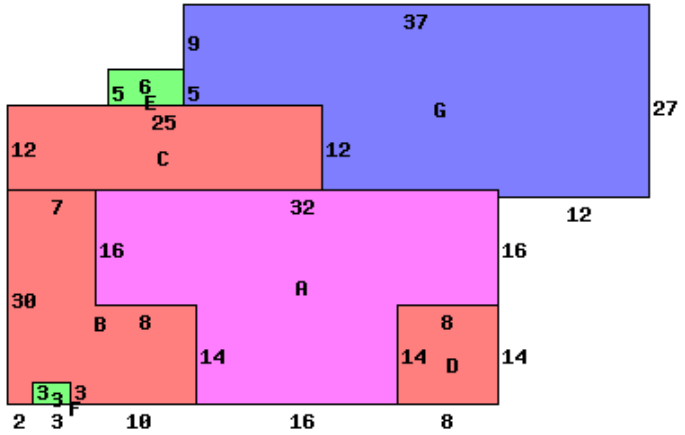
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	12.7590	12.7590	12.7590	12.7590	12.7590			
Land100%	59430	59430	59430	59430		59430	86170	86160
Bldg100%	14860	14860	14860	14860		14860	18800	18790
Totl100%	74290t	74290t	74290t	74290t		74290t	104970t	104950t
Cauv100%	25510	25510	25510	25510		59430	86170	25740
Tax Value:								
Land 35%	8930	8930	8930	8930		8930	9010	30160
Bldg 35%	5200	5200	5200	5200		5200	6580	6580
Totl 35%	14130t	14130t	14130t	14130t		14130t	15590t	36730t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	502.64	506.86	504.90	504.90	504.90			
Cauv Sav	587.84	422.22	425.80	424.14				
Sp-Asmnt	31.00	24.00	27.00	27.00				

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
2022	5540	4330	9870	443.24
2021	5540	4330	9870	445.52

project		ben acres	/ %	factor
592 EAGLE CREEK MAINT HANCOCK CO	XA/2018			
110 HOG CREEK MAINLINE - HOG CR.	XA/2025			
114 WEBER - HOG CREEK	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			
921 BLANCHARD RIVER MAINT	XA/2023			
119 DITCH 28 - HOG CREEK	XA/2025			
577 OTTAWA RIVER PROJECT MAINT	XA/2021			



8445 CR 14 45836

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1T				
Floor Level	Main	FRAME	1461	115000
	Part Upper	FRAME	736	40950
	Basement		1036	19310
	Subtotal			175260
Slate	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X X	Garages and Carports	20210
Unfinished Wall	X	Extra Features	990
Floor/Carpet	X X	Total Value	196460
Floor/Concrete	X		
Floor/Tile-Lino	X	PUB ELECTRIC	
Number of Rooms	3 6 3	PRIV WATER	
Bedrooms	1 2	PRIV SEWER	
		PUB PAVED ST/RD	
Central Heat	A		
FORCED AIR		Neighborhood:	
Plumbing		Code:	4300
Standard	1	Dwl/Gar/NC%	1.5300

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr .75	Fnc Dpr .75	True Value
1	DWELLING	1TB F		2197		C	OLD/PR	196460			18790

Tab #		S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 2	BOB	BLOUNT SILT LOAM, 2	.6532	8370	5470	2230	1460
W 1	BOA	BLOUNT SILT LOAM 0-	10.4750	5230	54780	230	2410
W 52	PKA	PEWAMO SICL 0-1% SL	.5334	7790	4160	230	120
670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
980	ROAD	ROAD	.0974				
			12.759		86160	(100%) 25740	CAUV # 179
					30160	(35%) 9010	

Call Back: Sign: PSN Date: 2015-09-15 Lister:

43-040011.0000-v082020R