WASHINGTON TWP
NORTHERN SD 00400

Hardin County, Ohio
Michael T. Bacon, Auditor

43-040013.0000 AGR
D22 2026

sale

2023 BOEHM EDWIN C
2024 BOEHM EDWIN C
2025 BOEHM EDWIN C
2026 BOEHM EDWIN C W 1/2 N 1/2 NW 1/4 4
8060 CR 10 35.08A
$0
FOREST OH 45843

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

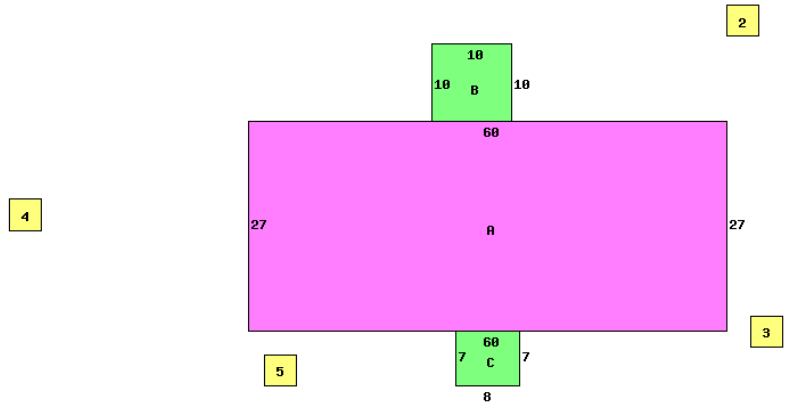
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	35.0800	35.0800	35.0800	35.0800	35.0800			
Land100%	214000	214000	214000	214000		214000	310260	310250
Bldg100%	135490	135490	135490	135490		135490	171230	171220
Totl100%	349490t	349490t	349490t	349490t		349490t	481490t	481470t
Cauv100%	106060	106060	106060	106060		214000	310260	107560
Tax Value:								
Land 35%	37120	37120	37120	37120		37120	37650	108590
Bldg 35%	47420	47420	47420	47420		47420	59930	59930
Totl 35%	84540t	84540t	84540t	84540t		84540t	97580t	168510t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	3007.24	3032.60	3020.76	3020.76	3020.76			
Cauv Sav	2134.88	1343.90	1355.24	1349.96				
Sp-Asmnt	22.00	18.00	18.00	18.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1620		a	*MAIN
	PAT	P		100	300	b	PORCH
	PAT	P		56	170	c	PORCH

MOBILE HOME ACCT: 43-0023 TITLE: 65-11017204 1971 PARKWOOD *STORAGE ONLY
1 acre of land came off of this parcel with the pole bldg and put on parcel 43-040013.1200 for a separate taxbill for being leased to Marshview Enterprises

Year	Land	Bldg	Total	Net Tax
2022	20610	43620	64230	2884.38
2021	20610	43620	64230	2899.32

p r o j e c t		ben acres	/ %	factor
592 EAGLE CREEK MAINT HANCOCK CO	XA/2018			
921 BLANCHARD RIVER MAINT	XA/2023			
500 HARDIN COUNTY LANDFILL	XA/2025			



8060 CR 10 45841

Occupancy 1 Single Family

			*DWELLING COMPUTATIONS Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1620	124290
	Basement		1620	29970
	Subtotal			154260
Shingle	Roof	GABLE		

	Bldg Type	SHB+Cons		DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B F			1620		D	2009AV	128330	.13		170820
2	MH/LRE	*NV		12X60	720			1971PR	0			0
3	Shed	*NV		12X20	240			OLD/VP	0			0
4	Shed	*SV	0	12X30	360			OLD/VP	400			400
5	Shed	*NV		8X12	96			OLD/VP	0			0

B 1 2 U A

Plaster/Drywall		D	Air Conditioning	2880
Unfinished Wall	X		Plumbing	2800
Floor/Carpet		X	Extra Features	470
Floor/Concrete	X		Total Value	160410
Floor/Tile-Lino		X		
Number of Rooms	1	6	PUB ELECTRIC	
Bedrooms		3	PRIV WATER	
			PRIV SEWER	
Central Heat		A	PUB PAVED ST/RD	
FORCED AIR				
Central A/C		A	Neighborhood:	
Plumbing			Code:	4300
Standard	1		Dwl/Gar/NC%	1.5300
Extra 3 Fixture	1			
Extra Fixture	1			

Tab #	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-	15.4952	8740	135430	2550	39510
C 2	BOB	BLOUNT SILT LOAM, 2	6.1714	8370	51650	2230	13760
C 52	PKA	PEWAMO SICL 0-1% SL	9.2622	9410	87160	3450	31960
W 1	BOA	BLOUNT SILT LOAM 0-	2.1791	5230	11400	230	500
W 52	PKA	PEWAMO SICL 0-1% SL	.3669	7790	2860	230	80
670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
980	ROAD	ROAD	.6052				
			35.08		310250	(100%)	107560
					108590	(35%)	37650

CAUV # 2191

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