WASHINGTON TWP
NORTHERN SD 00400

Hardin County, Ohio
Michael T. Bacon, Auditor

43-040016.0000 AGR
D11 2025

sale

2022 BOEHM ALLEN
2023 BOEHM ALLEN
2024 BOEHM ALLEN
2025 BOEHM ALLEN PT W 1/2 4 79.411A
8539 CR 14 SEE PARCEL 430400160100
$0 FOR REST OF SPECIALS
DUNKIRK OH 45836

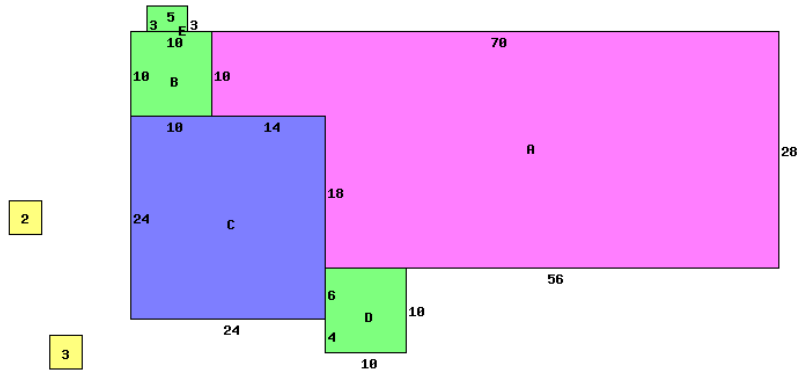
Eff Rate:- 49.61 — 39.31 — 39.59 — 39.44 — a/r

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	79.4110	79.4110	79.4110	79.4110	
Land100%	437230	478970	478970	478970	478980
Bldg100%	145490	164800	164800	164800	164810
Totl100%	582710t	643770t	643770t	643770t	643790t
Cauv100%	112570	220000	220000	220000	220000
Tax Value:					
Land 35%	39400	77000	77000	77000	167640
Bldg 35%	50920	57680	57680	57680	57680
Totl 35%	90320t	134680t	134680t	134680t	225330t
Hmstd35%	55230	62830	62830	62830	
Owner Oc	64.96	58.72	58.52	58.28	hmstd 5250 l 57580 b
Hmstd RB					
Net Tax	3991.04	4732.08	4772.70	4754.08	
Cauv Sav	5102.80	3224.22	3251.42	3238.72	
Sp-Asmnt	82.43	82.50	71.84	85.16	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	B	M		1708		a	*MAIN
	EFP	P		100	4000	b	PORCH
	F2	G		576	13820	c	GRAGE
	PAT	P		100	300	d	PORCH
	STP	P		15	60	e	PORCH

Year	Land	Bldg	Total	Net Tax
2021	39400	50920	90320	4011.70
2020	39400	50920	90320	4027.72

p r o j e c t		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			



8539 CR 14 45836

Occupancy 1 Single Family *DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	BRICK	1708	138880
	Basement		1708	31600
	Subtotal			170480
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall	X X	500 sq ft	Basement Finish	5570
Unfinished Wall	X		Garages and Carports	13820
Floor/Carpet	X X		Extra Features	4360
Number of Rooms	1 6		Total Value	194230
Bedrooms	3			
			PUB ELECTRIC	
Central Heat	A		PRIV WATER	
FORCED AIR			PRIV SEWER	
Plumbing			PUB PAVED ST/RD	
Standard	1			
			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	1 B B			2208		C	1982AV	194230	.30		164510
2	Grain Bin	*PP	0	14X16	224		C	OLD/FR	0			0
3	Hog House	*SV	0	26X50	1300			OLD/PR	300			300

Tab #		S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-	27.7404	6030	167270	2660	73790
C 2	BOB	BLOUNT SILT LOAM, 2	32.5561	5770	187850	2360	76830
C 14	GWB	GLYNWOOD SILT LOAM	3.9696	5400	21440	1750	6950
C 39	PM	PEWAMO SILTY CLAY L	5.5101	6490	35760	3560	19620
C 52	PKA	PEWAMO SICL 0-1% SL	7.6840	6490	49870	3560	27360
W 1	BOA	BLOUNT SILT LOAM 0-	.3190	3610	1150	770	250
W 39	PM	PEWAMO SILTY CLAY L	.0517	5370	280	1670	90
W 52	PKA	PEWAMO SICL 0-1% SL	.0666	5370	360	1670	110
670	HSITE	HOMESITE	1.0000	15000	15000	15000	15000
980	ROAD	ROAD	.5135				
			79.411		478980	(100%)	220000
					167640	(35%)	77000

CAUV # 179

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

43-040016.0000-v082020R