WASHINGTON TWP
NORTHERN SD 00400

Hardin County, Ohio
Michael T. Bacon, Auditor

43-040016.0000 AGR
D11 2026

sale

2023 BOEHM ALLEN
2024 BOEHM ALLEN
2025 BOEHM ALLEN
2026 BOEHM ALLEN PT W 1/2 4 79.411A
8539 CR 14 SEE PARCEL 430400160100
$0 FOR REST OF SPECIALS
DUNKIRK OH 45836

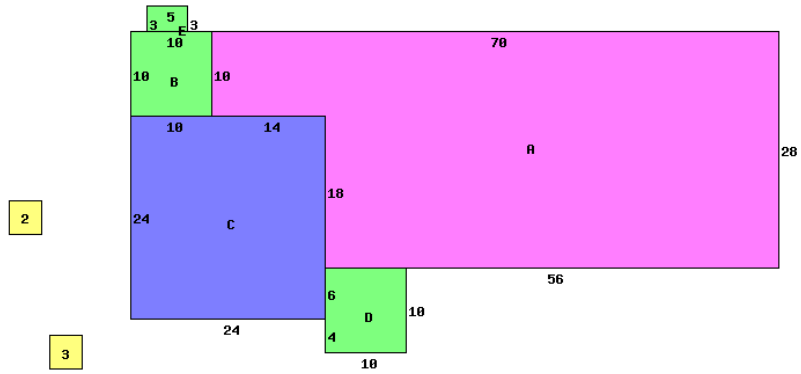
Eff Rate: – 39.31 — 39.59 — 39.44 — 39.44 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	79.4110	79.4110	79.4110	79.4110	79.4110			
Land100%	478970	478970	478970	478970		478970	694510	694520
Bldg100%	164800	164800	164800	164800		164800	208310	208320
Totl100%	643770t	643770t	643770t	643770t		643770t	902830t	902840t
Cauv100%	220000	220000	220000	220000		478970	694510	217180
Tax Value:								
Land 35%	77000	77000	77000	77000		77000	76010	243080
Bldg 35%	57680	57680	57680	57680		57680	72910	72910
Totl 35%	134680t	134680t	134680t	134680t		134680t	148920t	315990t
Hmstd35%	62830	62830	62830	62830		62830	80420	
Owner Oc	58.72	58.52	58.28	58.28	58.28	hmstd 5250 l	57580 b	
Hmstd RB								
Net Tax	4732.08	4772.70	4754.08	4754.08	4754.08			
Cauv Sav	5102.80	3224.22	3251.42	3238.72				
Sp-Asmnt	82.50	71.84	85.16	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
2022	39400	50920	90320	3991.04
2021	39400	50920	90320	4011.70

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%	1.5300

	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		208020
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	8740	242450	2550	70740
C 2	BOB	BLOUNT SILT LOAM, 2	32.5561	8370	272490	2230	72600
C 14	GWB	GLYNWOOD SILT LOAM	3.9696	7830	31080	1630	6470
C 39	PM	PEWAMO SILTY CLAY L	5.5101	9410	51850	3450	19010
C 52	PKA	PEWAMO SICL 0-1% SL	7.6840	9410	72310	3450	26510
W 1	BOA	BLOUNT SILT LOAM 0-	.3190	5230	1670	230	70
W 39	PM	PEWAMO SILTY CLAY L	.0517	7790	400	230	10
W 52	PKA	PEWAMO SICL 0-1% SL	.0666	7790	520	230	20
670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
980	ROAD	ROAD	.5135				
			79.411		694520	(100%)	217180
					243080	(35%)	76010

CAUV # 179

Call Back: Sign: PSN Date: 2015-09-15 Lister: 43-040016.0000-v082020R