WASHINGTON TWP
NORTHERN SD 00400

Hardin County, Ohio
Michael T. Bacon, Auditor

43-040017.0000 RES
D19 2025

## sale

| | | |
|---|---|---|
| 2022 | BOEHM THOMAS M & CYNT | 1996-10-24 |
| 2023 | BOEHM THOMAS M & CYNT | 1996-10-24 |
| 2024 | BOEHM THOMAS M & CYNT | 1996-10-24 |
| 2025 | BOEHM THOMAS M & CYNTHI | 1996-10-24 PT NW4 NE4 S3 4.73A |
| | 8598 CR 10 | 1WD |
| | | $0 |
| | FOREST OH 45843 | |

Orig Tax Year 1997
Parent: 43-040003.0000

## Eff Rate: 49.61 39.31 39.59 39.60 a/r

| Tax Year | 2022 | 2023 | 2024 | 2025 | CAMA |
|---|---|---|---|---|---|
| Prop Cls | 511 | 511 | 511 | 511 | 511 |
| Acres | 4.7300 | 4.7300 | 4.7300 | 4.7300 | |
| Land100% | 18200 | 26200 | 26200 | 26200 | 26190 |
| Bldg100% | 326630 | 398060 | 398060 | 398060 | 398070 |
| Totl100% | 344830t | 424260t | 424260t | 424260t | 424260t |
| Cauv100% | | | | | |
| Tax Value: | | | | | |
| Land 35% | 6370 | 9170 | 9170 | 9170 | 9170 |
| Bldg 35% | 114320 | 139320 | 139320 | 139320 | 139320 |
| Totl 35% | 120690t | 148490t | 148490t | 148490t | 148490t |
| Hmstd35% | 118730 | 144570 | 144570 | 144570 | |
| Owner Oc | 139.66 | 135.12 | 134.64 | | |
| Hmstd RB | | | | | |
| Net Tax | 5280.18 | 5146.92 | 5191.98 | | |
| Sp-Asmnt | 18.00 | 22.00 | 18.00 | | |

hmstd 5250 l 139320 b

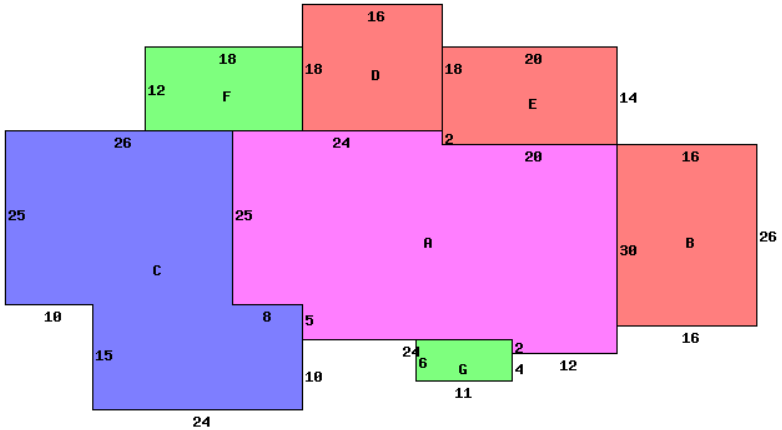
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 2 B | F | M | | 1264 | | a | *MAIN |
| 1 B | F | A | | 416 | | b | ADDTN |
| | F | G | | 1010 | 24240 | c | GRAGE |
| 1 B | F | A | | 288 | | d | ADDTN |
| 1TB | F | A | | 280 | | e | ADDTN |
| | OFP | P | | 216 | 6480 | f | PORCH |
| | OFP | P | | 66 | 1980 | g | PORCH |

gas fireplace

| Sale# | #p | sale date | To | Type/Invalid? | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|
| 474 | 1 | 1996-10-24 | BOEHM THOMAS M & CYNTHIA | 1WD * | 0 | 0 | 0 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2021 | 6370 | 114320 | 120690 | 5307.50 |
| 2020 | 6370 | 114320 | 120690 | 5328.78 |

| p r o j e c t | | ben acres / % factor |
|---|---|---|
| 500 HARDIN COUNTY LANDFILL | XA/2024 | |
| 592 EAGLE CREEK MAINT HANCOCK CO | XA/2018 | |
| 921 BLANCHARD RIVER MAINT | XA/2023 | |




8598 CR 10 45843

Occupancy 1 Single Family

Story Height 2

| Floor Level | | | Sq-Ft | Value |
|---|---|---|---|---|
| | Main | FRAME | 2248 | 150500 |
| | Full Upper | FRAME | 1264 | 62770 |
| | Part Upper | FRAME | 280 | 20440 |
| | Basement | | 1686 | 31190 |
| | Subtotal | | | 264900 |
| Shingle | Roof | HIP | | |

*DWELLING COMPUTATIONS

| | Bldg Type | SHB+Cons | DixHt FtxFt | Area | Unit Rate | Grade | Blt/Renov Cond | Replace Value | Phy Dpr | Fnc Dpr | True Value |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | DWELLING | 2 B F | | 3792 | | B | 1999GD | 406150 | .19 | | 398070 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| homesite | 1.0000 | | | | 15000 | 15000 | 15000 | 15000 |
| other | 3.7300 | | | | 3000 | 3000 | 11190 | 11190 |

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

| | |
|---|---|
| Air Conditioning | 6820 |
| Plumbing | 3500 |
| Garages and Carports | 24240 |
| Extra Features | 12960 |
| Total Value | 312420 |
| PUB ELECTRIC | |
| PRIV WATER | |
| PRIV SEWER | |
| PUB PAVED ST/RD | |
| Neighborhood: | |
| Code: | 4300 |
| Dwl/Gar/NC% | 1.2100 |

Call Back: Sign: PSN Date: 2015-09-15 Lister: 43-040017.0000-v082020R