

WASHINGTON TWP
NORTHERN SD

00400

Hardin County, Ohio
Michael T. Bacon, Auditor

43-040017.0000
D19

RES
2025

sale

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

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
FOREST OH 45843	\$0

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
Cauvl00%					

Orig Tax Year 1997
Parent: 43-040003.0000

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	134.10	hmstd 5250 l 139320 b
Hmstd RB					
Net Tax	5280.18	5146.92	5191.98	5171.72	
Sp-Asmnt	18.00	22.00	18.00	18.00	

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

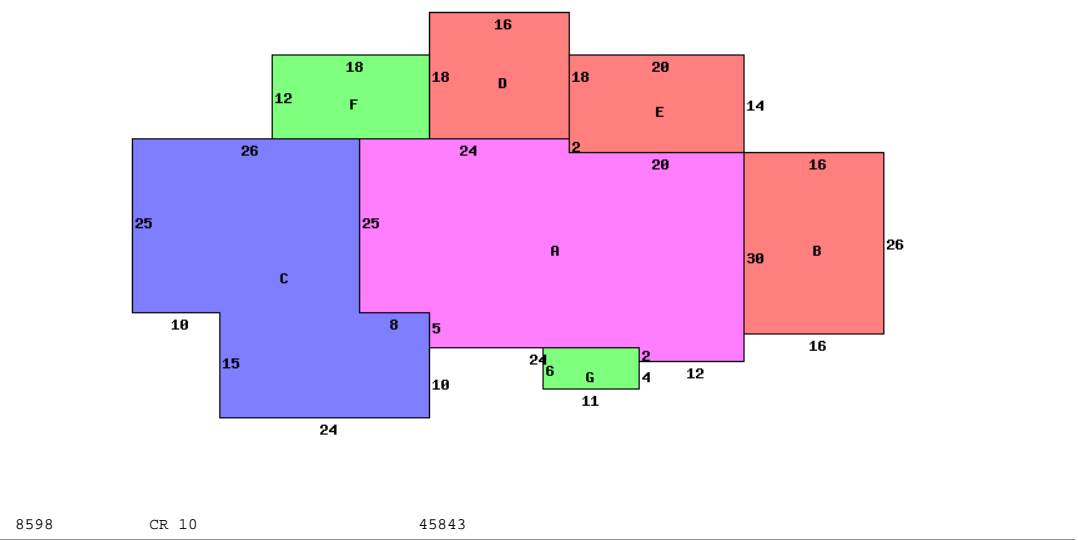
gas fireplace

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

project ben acres / % factor

500	HARDIN COUNTY LANDFILL	XA/2025
592	EAGLE CREEK MAINT HANCOCK CO	XA/2018
921	BLANCHARD RIVER MAINT	XA/2023



8598 CR 10 45843

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 2	Sq-Ft Value
Floor Level	Main FRAME 2248 150500
	Full Upper FRAME 1264 62770
	Part Upper FRAME 280 20440
	Basement 1686 31190
	Subtotal 264900
Shingle	Roof HIP
Plaster/Drywall	D D Air Conditioning 6820
Unfinished Wall	X Plumbing 3500
Floor/Hardwood	X X Garages and Carpports 24240
Floor/Carpet	X X Extra Features 12960
Floor/Concrete	X Total Value 312420
Floor/Tile-Lino	X X
Number of Rooms	1 6 3 PUB ELECTRIC
Bedrooms	1 2 PRIV WATER
Central Heat	A PRIV SEWER
FORCED AIR	A PUB PAVED ST/RD
Central A/C	A Neighborhood:
Plumbing	Code: 4300
Standard	1 Dwl/Gar/NC% 1.2100
Extra 3 Fixture	1
Extra 2 Fixture	1

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Fnc	True
1 DWELLING	2 B F	FtxFt	Area	Grade	Cond	Value	Value
			3792	B	1999GD	406150	398070
homesite	acres/	effective	depth	actual	effective	extended	true
other	frontage	frontage	depth	rate	rate	value	value
	1.0000	3.7300	15000	15000	15000	15000	15000
			3000	3000	11190	11190	

Call Back:

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

43-040017.0000-v082020R