WASHINGTON TWP
NORTHERN SD 00400

Hardin County, Ohio
Michael T. Bacon, Auditor

43-040017.0000 RES
D19 2026

sale

2023 BOEHM THOMAS M & CYNT	1996-10-24	
2024 BOEHM THOMAS M & CYNT	1996-10-24	
2025 BOEHM THOMAS M & CYNT	1996-10-24	
2026 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: 39.31 — 39.59 — 39.44 — 39.44 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	4.7300	4.7300	4.7300	4.7300	4.7300			
Land100%	26200	26200	26200	26200		26200	28430	28440
Bldg100%	398060	398060	398060	398060		398060	503340	503340
Totl100%	424260t	424260t	424260t	424260t		424260t	531770t	531780t
Cauv100%								
Tax Value:								
Land 35%	9170	9170	9170	9170		9170	9950	9950
Bldg 35%	139320	139320	139320	139320		139320	176170	176170
Totl 35%	148490t	148490t	148490t	148490t		148490t	186120t	186120t
Hmstd35%	144570	144570	144570	144570		144570	182210	
Owner Oc	135.12	134.64	134.10	134.10	134.10	hmstd 5250 l	139320 b	
Hmstd RB								
Net Tax	5146.92	5191.98	5171.72	5171.72	5171.72			
Sp-Asmnt	22.00	18.00	18.00	18.00				

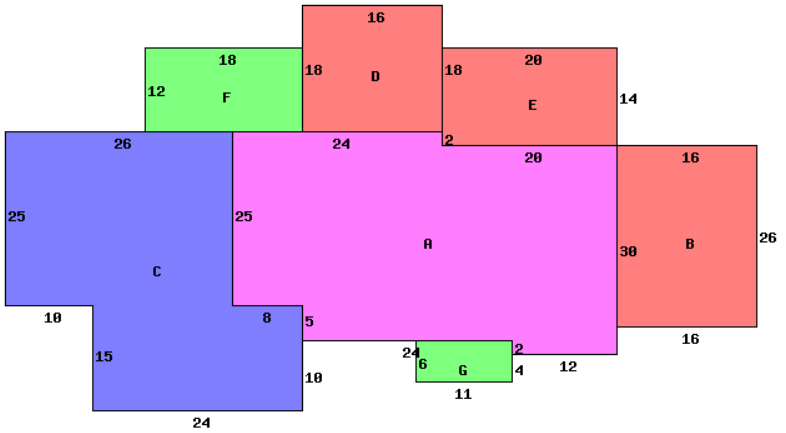
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		1264		a	*MAIN
1 B	F	A		416		b	ADDTN
	F	G		1010	24240	c	GRAGE
1 B	F	A		288		d	ADDTN
1TB	F	A		280		e	ADDTN
	OFP	P		216	6480	f	PORCH
	OFP	P		66	1980	g	PORCH

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
2022	6370	114320	120690	5280.18
2021	6370	114320	120690	5307.50

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

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	2248	150500
	Full Upper	FRAME	1264	62770
	Part Upper	FRAME	280	20440
	Basement		1686	31190
	Subtotal			264900
Shingle	Roof	HIP		

	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		A			
FORCED AIR					
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%	1.5300

	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		503340

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
other	3.7300				3000	3000	11190	11190

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