WASHINGTON TWP
NORTHERN SD 00400

Hardin County, Ohio
Michael T. Bacon, Auditor

43-070006.0000 AGR
G12 2026

sale

2023	BEAVERDAM CONTRACTING	2018-05-02
2024	BEAVERDAM CONTRACTING	2018-05-02
2025	BEAVERDAM CONTRACTING	2018-05-02
2026	BEAVERDAM CONTRACTING	2018-05-02 S 1/2 SW 1/4 7 80.00A
	1724 CR 75	1WD
		$532,743
	ADA OH 45810	

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

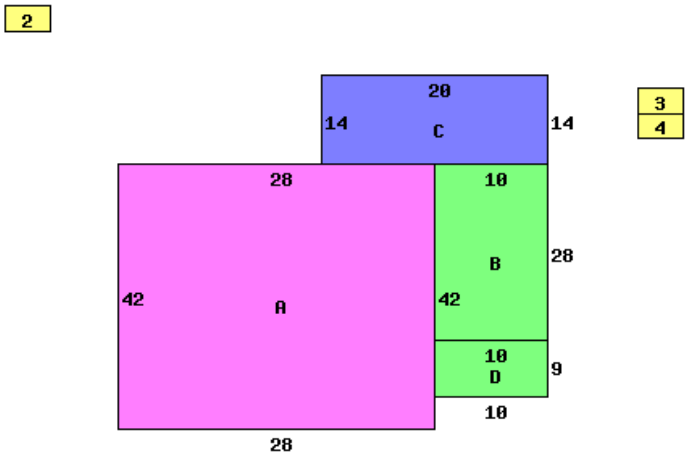
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	80.0000	80.0000	80.0000	80.0000	80.0000			
Land100%	548940	548940	548940	548940		548940	796310	796320
Bldg100%	44060	44060	44060	44060		44060	54060	54070
Totl100%	593000t	593000t	593000t	593000t		593000t	850370t	850390t
Cauv100%	306030	306030	306030	306030		548940	796310	299670
Tax Value:								
Land 35%	107110	107110	107110	107110		107110	104880	278710
Bldg 35%	15420	15420	15420	15420		15420	18920	18920
Totl 35%	122530t	122530t	122530t	122530t		122530t	123800t	297640t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	4358.60	4395.38	4378.20	4378.20	4378.20			
Cauv Sav	5015.68	3024.30	3049.82	3037.92				
Sp-Asmnt	133.15	112.40	113.44	113.44				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 A	F/C	M		1176		a	*MAIN
	OP	P		280	8400	b	PORCH
	CAR1	G		280	2190	c	GRAGE
	EFP	P		90	3600	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
191	1	2018-05-02	BEAVERDAM CONTRACTING	1WD		532743	500290	27170
432	1	2008-08-27	JAMES ROBERT L & REBEKAH	1WD		206000	193170	27430
102	1	1990-02-08		1WD		127235	0	131030
99	1	1990-02-07		1UN	*	0	0	131030

Year	Land	Bldg	Total	Net Tax
2022	63620	10540	74160	3330.30
2021	63620	10540	74160	3347.56

project			ben acres	/ %	factor
110	HOG CREEK MAINLINE - HOG CR.	XA/2025			
115	IRETON - HOG CREEK	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			
577	OTTAWA RIVER PROJECT MAINT	XA/2021			



1724 CR 75 45810

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1176	104180
	Qtr Story	FRAME	1176	4490
	Subtotal			108670
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall	P	X	Plumbing	700
Panelled Wall	X		Garages and Carports	2190
Floor/Pine	X	X	Extra Features	12000
Floor/Carpet	X	X	Total Value	123560
Floor/Tile-Lino	X	X		
Number of Rooms	6	1	PUB ELECTRIC	
Bedrooms	3		PRIV WATER	
			PRIV SEWER	
Central Heat	A		PUB PAVED ST/RD	
HOT WATER				
Plumbing			Neighborhood:	
Standard	1		Code:	4300
Extra Fixture	1		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 AF/C		1176		D+	OLD/FR	105030	.65	.15	47810
2	Flat Barn	*NV	36X50	1800		D	1940VP	0			0
3	Lean-To		36X48	1728		D	OLD/GD	11060	.60		4420
4	Flat Barn		40X48	1920		D	1963GD	18430	.80	.50	1840

Tab #		S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 26	MF	MILFORD SILTY CLAY		75.3605	10010	754360	3680	277330
W 26	MF	MILFORD SILTY CLAY		2.4188	8320	20120	230	560
670	HSITE	HOMESITE		1.0000	21750	21750	21750	21750
C 51	WSTL	WASTE LAND		.5519	170	90	50	30
980	ROAD	ROAD		.6688				
				80		796320	(100%)	299670
						278710	(35%)	104880

CAUV # 3404

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

43-070006.0000-v082020R