

WASHINGTON TWP
NORTHERN SD

00400

Hardin County, Ohio
Michael T. Bacon, Auditor

43-070006.0000
G12

AGR
2025

sale

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

2022 BEAVERDAM CONTRACTING	2018-05-02
2023 BEAVERDAM CONTRACTING	2018-05-02
2024 BEAVERDAM CONTRACTING	2018-05-02
2025 BEAVERDAM CONTRACTING	2018-05-02 S 1/2 SW 1/4 7 80.00A
1724 CR 75	LWD
ADA OH 45810	\$532,743

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	80.0000	80.0000	80.0000	80.0000	548940
Land100%	500890	548940	548940	548940	44070
Bldg100%	30110	44060	44060	44060	593010t
Totl100%	531000t	593000t	593000t	593000t	306020
Cauv100%	181770	306030	306030	306030	
Tax Value:					
Land 35%	63620	107110	107110	107110	192130
Bldg 35%	10540	15420	15420	15420	15420
Totl 35%	74160t	122530t	122530t	122530t	207550t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	3330.30	4358.60	4395.38	4378.20	
Cauv Sav	5015.68	3024.30	3049.82	3037.92	
Sp-Asmnt	133.15	133.15	112.40	113.44	

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

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

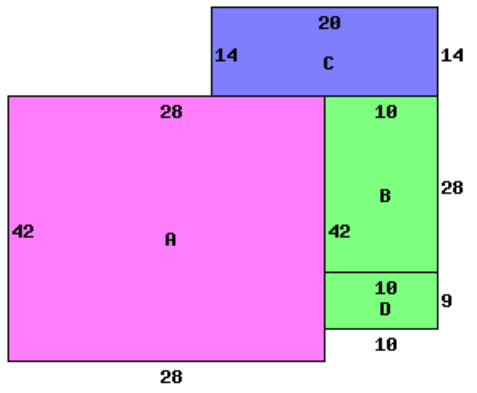
Year	Land	Bldg	Total	Net Tax
2021	63620	10540	74160	3347.56
2020	63620	10540	74160	3360.90

p r o j e c t		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

2

3

4



1724 CR 75 45810

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	1176 104180
	Qtr Story	FRAME	1176 4490
	Subtotal		108670
Shingle	Roof	HIP	
Plaster/Drywall	B 1 2 U A	P	X
Panelled Wall		X	
Floor/Pine		X	X
Floor/Carpet		X	X
Floor/Tile-Lino		X	X
Number of Rooms	6	1	
Bedrooms	3		
Central Heat	A		
HOT WATER			
Plumbing			
Standard	1		4300
Extra Fixture	1		1.2100

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True	
1 DWELLING	1 AF/C	1176		D+	OLD/FR	105030	.65	.15	37810	
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	6900	519990	3800	286370				
W 26	MF MILFORD SILTY CLAY	2.4188	5740	13880	1910	4620				
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000				
C 51	WSTL WASTE LAND	.5519	120	70	50	30				
980	ROAD ROAD	.6688								
						80	548940	(100%)	306020	CAUV # 3404
							192130	(35%)	107110	