WASHINGTON TWP
NORTHERN SD 00400

Hardin County, Ohio
Michael T. Bacon, Auditor

43-080016.0000 RES
H05 2025

sale

2022 WHITAKER COURTNEY J &	2013-11-13
2023 WHITAKER COURTNEY J &	2013-11-13
2024 WHITAKER COURTNEY J &	2013-11-13
2025 WHITAKER COURTNEY J & A	2013-11-13 PT NE4 NW4 S8 8.06A
7306 CR 14	1SD
	$200,000
ADA OH 45810	

Orig Tax Year 2002
Parent: 43-080014.0000

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

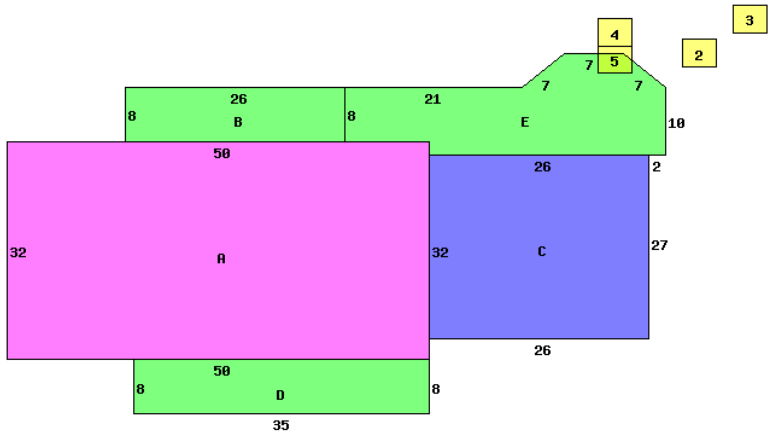
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	8.0600	8.0600	8.0600	8.0600	
Land100%	26310	37860	37860	37860	37870
Bldg100%	182090	212600	212600	212600	212610
Totl100%	208400t	250460t	250460t	250460t	250480t
Cauv100%					
Tax Value:					
Land 35%	9210	13250	13250	13250	13250
Bldg 35%	63730	74410	74410	74410	74410
Totl 35%	72940t	87660t	87660t	87660t	87670t
Hmstd35%	65500	76620	76620	76620	
Owner Oc	77.04	71.60	71.36	71.06	hmstd 5250 l 71370 b
Hmstd RB					
Net Tax	3198.48	3046.60	3073.16	3061.20	
Sp-Asmnt	37.85	33.64	30.64	33.90	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1600		a	*MAIN
	OFP	P		208	6240	b	PORCH
	F	G		702	16850	c	GRAGE
	OFP	P		280	8400	d	PORCH
	PAT	P		420	1260	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
555	1	2013-11-13	WHITAKER COURTNEY J & ANG	1SD	200000	24200	147940
358	1	2010-09-17	REAMS TERRI L	1CT *	0	24200	135890
340	1	2001-07-11	REAMS NORMAN H JR & TERR	1WD	24000	0	0

Year	Land	Bldg	Total	Net Tax
2021	9210	63730	72940	3215.04
2020	9210	63730	72940	3227.90

p r o j e c t		ben acres / % factor
110 HOG CREEK MAINLINE - HOG CR.	XA/2025	
119 DITCH 28 - HOG CREEK	XA/2025	
500 HARDIN COUNTY LANDFILL	XA/2025	
577 OTTAWA RIVER PROJECT MAINT	XA/2021	



7306 CR 14 45810

Occupancy 1 Single Family

Story Height 1
Floor Level
Metal

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Main	FRAME		1600	125710
Basement			1600	29600
Subtotal				155310
Roof	GABLE			

B 1 2 U A

Plaster/Drywall	D	800 sq ft	Basement Finish	8660
Unfinished Wall	X		Air Conditioning	2830
Floor/Hardwood	X		Plumbing	3500
Floor/Carpet	X		Garages and Carports	16850
Floor/Concrete	X		Extra Features	15900
Floor/Tile-Lino	X		Total Value	203050
Number of Rooms	2 5			
Bedrooms	1 2		PUB ELECTRIC	
			PRIV WATER	
Central Heat	A		PRIV SEWER	
FORCED AIR			PUB PAVED ST/RD	
Central A/C	A			
Plumbing			Neighborhood:	
Standard	1		Code:	4300
Extra 3 Fixture	1		Dwl/Gar/NC%	1.2100
Extra 2 Fixture	1			

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B F		2400		C	2003GD	203050	.17		203920
2	Pole Build	M	30X40	1200		C	2001AV	14400	.55		6480
3	Shed	*NV	10X16	140			OLD/	0			0
4	Shed		14X30	420		D	2005AV	4030	.50		2020
5	Lean-To		10X6	60		D	2005AV	380	.50		190

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				15000	15000	15000	15000
small acreage	7.0600				5000	3240	22870	22870

Call Back: Sign: PSN Date: 2015-09-15 Lister: 43-080016.0000-v082020R