WASHINGTON TWP
NORTHERN SD 00400

Hardin County, Ohio
Michael T. Bacon, Auditor

43-090023.0000 RES
IO8.01 2026

sale

2023 MORGAN TRAVIS		2017-04-13
2024 MORGAN TRAVIS		2017-04-13
2025 MORGAN TRAVIS		2017-04-13
2026 MORGAN TRAVIS		2017-04-13 N PT NW4 SW4 NW4 S9
1282 CR 95		1WD 2.411A
		$139,900
ADA OH 45810		

Orig Tax Year 2014
Parent: 43-090017.0000

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

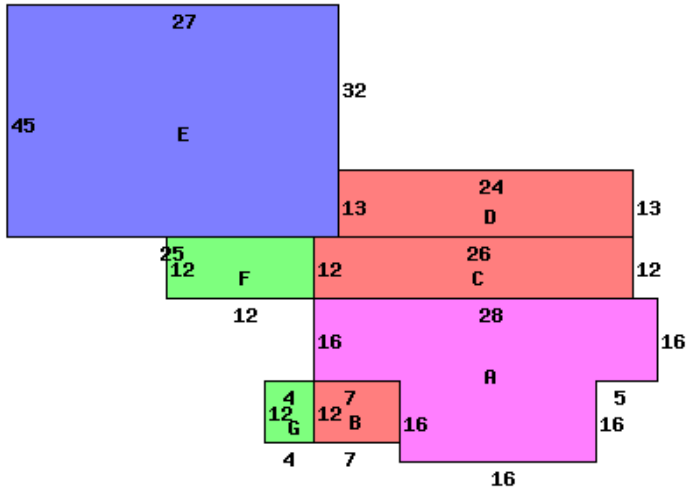
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	2.4110	2.4110	2.4110	2.4110	2.4110			
Land100%	22060	22060	22060	22060		22060	24310	24310
Bldg100%	106860	106860	106860	106860		106860	135140	135140
Totl100%	128910t	128910t	128910t	128910t		128910t	159460t	159450t
Cauv100%								
Tax Value:								
Land 35%	7720	7720	7720	7720		7720	8510	8510
Bldg 35%	37400	37400	37400	37400		37400	47300	47300
Totl 35%	45120t	45120t	45120t	45120t		45120t	55810t	55810t
Hmstd35%	42650	42650	42650	42650		42650	53340	
Owner Oc	39.86	39.72	39.56	39.56	39.56	hmstd 5250 l	37400 b	
Hmstd RB								
Net Tax	1565.12	1578.80	1572.66	1572.66	1572.66			
Sp-Asmnt	29.35	26.35	29.35	29.35				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		704		a	*MAIN
1	F/C	A		84		b	ADDTN
1	F/C	A		312		c	ADDTN
1	F/C	A		312		d	ADDTN
	F2	G		1215	29160	e	GRAGE
	PAT	P		144	430	f	PORCH
	RFX	P		48	480	g	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
162	1	2017-04-13	MORGAN TRAVIS	1WD	139900	14740	68970
278	1	2013-06-05	COLDIRON SEAN M & MELISSA	1WD	121500	0	0

Year	Land	Bldg	Total	Net Tax
2022	5890	41170	47060	2059.70
2021	5890	41170	47060	2070.38

project			ben acres	/ %	factor
110	HOG CREEK MAINLINE - HOG CR.	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			
119	DITCH 28 - HOG CREEK	XA/2025			
577	OTTAWA RIVER PROJECT MAINT	XA/2021			



1282 CR 95

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1412	111630
	Part Upper	FRAME	704	32640
	Subtotal			144270
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	X	
Floor/Pine	X	X	
Floor/Carpet	X	X	
Number of Rooms	4	2	
Bedrooms	1	2	
Fireplace			
Openings	1		
Stacks	1		
Central Heat		A	
ELECTRIC			
Plumbing			
Standard	1		
Extra 3 Fixture	1		

Fireplaces	2000
Plumbing	2100
Garages and Carports	29160
Extra Features	910
Total Value	178440
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	1H F/C		2116		C+	OLD/AV	196280	.55		135140

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	1.4110				5000	5000	7060	7060

Call Back: Sign: PSN Date: 2015-09-16 Lister:

43-090023.0000-v082020R