WASHINGTON TWP
NORTHERN SD 00400

Hardin County, Ohio
Michael T. Bacon, Auditor

43-130014.0000 AGR
Y09 2025

sale

2022 GOOD ARDEN F & REBECC	1986-07-28	
2023 GOOD ARDEN F & REBECC	1986-07-28	
2024 GOOD ARDEN F & REBECC	1986-07-28	
2025 GOOD ARDEN F & REBECCA	1986-07-28	PT W2 SE4 SW4 S13 20.00A
11306 SR 81		SEE PCL 43-130014.01 FOR
	$30,000	REST OF SPECIALS
DOLA OH 45835		

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

Tax Year	2022	2023	2024	2025	2025				CAMA
Prop Cls	111	111	111	111	111				111
Acres	20.0000	20.0000	20.0000	20.0000	20.0000				
Land100%	112690	124340	124340	124340	63400				124350
Bldg100%	70000	96000	96000	96000	96000				96010
Totl100%	182690t	220340t	220340t	220340t	159400t				220360t
Cauv100%	36490	63400	63400	63400					63390
Tax Value:									
Land 35%	12770	22190	22190	22190	22190				43520
Bldg 35%	24500	33600	33600	33600	33600				33600
Totl 35%	37270t	55790t	55790t	55790t	55790t				77130t
Hmstd35%	26720	35940	35940	35360	35360				
Owner Oc	31.42	33.58	33.48	32.80	32.80	hmstd	5250 l	30110 b	
Hmstd RB									
Net Tax	1642.26	1950.98	1967.82	1960.68	1960.68				
Cauv Sav	1197.68	758.74	765.14	762.16					
Sp-Asmnt	44.93	63.56	51.56	71.87					

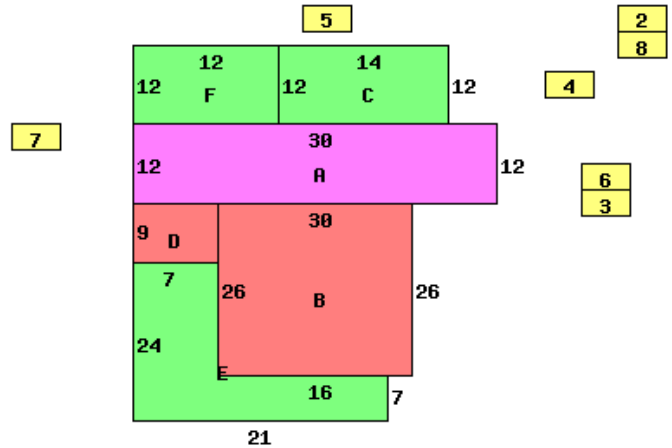
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		360		a	*MAIN
1H	F/C	A		416		b	ADDTN
	DK	P		168	2520	c	PORCH
1	F/C	A		63		d	ADDTN
	OP	P		266	7980	e	PORCH
	EFP	P		144	5760	f	PORCH

#: 15, 34, L/W
431300150000 17.00a
431300340000 2.00a

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
575	0	1986-07-28		*	30000	0	30630

Year	Land	Bldg	Total	Net Tax
2021	12770	24500	37270	1650.78
2020	12770	24500	37270	1657.36

p r o j e c t		ben acres / % factor
592 EAGLE CREEK MAINT HANCOCK CO	XA/2018	
125 HYDRAULIC - BLANCHARD	XA/2025	
235 KELLOGG #983 - BLANCHARD	XA/2025	
500 HARDIN COUNTY LANDFILL	XA/2025	
921 BLANCHARD RIVER MAINT	XA/2023	
305 LEASE #1037 - BLANCHARD	XA/2025	



11306 SR 81 45835

Occupancy 1 Single Family

Story Height 2

Floor Level			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME	839	99410
	Full Upper	FRAME	360	33030
	Part Upper	FRAME	416	22960
	Basement		388	7490
	Subtotal			162890
Metal	Roof	GABLE		

	B 1 2 U A		
Plaster/Drywall	X X	Extra Features	16860
Panelled Wall	X X	Total Value	179750
Unfinished Wall	X		
Floor/Carpet	X X	PUB ELECTRIC	
Floor/Concrete	X	PRIV WATER	
Floor/Tile-Lino	L	PRIV SEWER	
Number of Rooms	1 4 4	PUB PAVED ST/RD	
Bedrooms	3		
		Neighborhood:	
Central Heat	A	Code:	4300
F-A ELECTR		Dwl/Gar/NC%	1.2100
Plumbing			
Standard	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		1615		C	1911AV	179750	.55	.15	83190
2	Flat Barn		28X40	1120		D	OLD/AV	10750	.80	.50	1080
3	Garage		14X20	280		C	OLD/AV	6720	.65		2850
4	Grain Bin	*PP 0	6X10	60		C	OLD/FR	0			0
5	P	DK	12X16	192		C	2003AV	2880	.50		1440
6	Lean-To		10X20	200		D	OLD/AV	1280	.65		450
7	Pole Build		36X45	1620		C	1990AV	19440	.65		6800
8	P	*SV CAN	6X12	72			OLD/AV	200			200

Tab #	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-	7.7426	6030	46690	2660	20600
C 2	BOB	BLOUNT SILT LOAM, 2	6.9406	5770	40050	2360	16380
C 39	PM	PEWAMO SILTY CLAY L	2.6119	6490	16950	3560	9300
C 52	PKA	PEWAMO SICL 0-1% SL	.4159	6490	2700	3560	1480
W 1	BOA	BLOUNT SILT LOAM 0-	.8152	3610	2940	770	630
W 2	BOB	BLOUNT SILT LOAM, 2	.0045	3130	10	470	
W 39	PM	PEWAMO SILTY CLAY L	.0020	5370	10	1670	
670	HSITE	HOMESITE	1.0000	15000	15000	15000	15000
980	ROAD	ROAD	.4673				
			20		124350	(100%)	63390
					43520	(35%)	22190

CAUV # 78

Call Back: Sign: PSN Date: 2015-09-18 Lister: 43-130014.0000-v082020R