

WASHINGTON TWP
NORTHERN SD

00400

Hardin County, Ohio
Michael T. Bacon, Auditor

43-130014.0000
Y09

AGR
2025

sale

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

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		
	DOLA OH 45835		REST OF SPECIALS	\$30,000	

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

hmstd 5250 l 30110 b

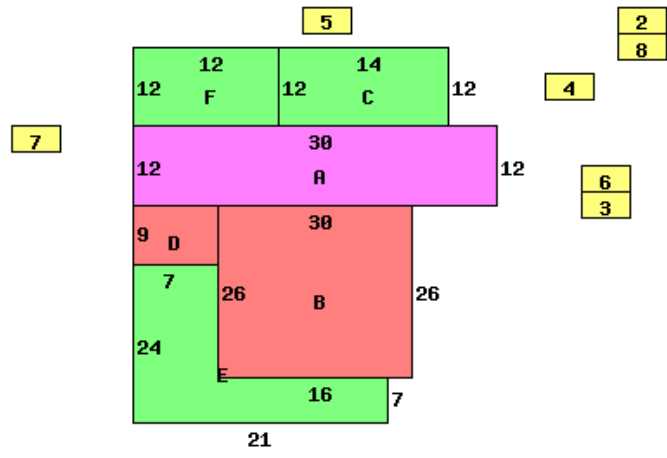
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	F	M		360		b	ADDTN
1H	F/C	A		416		c	PORCH
	DK	P		168	2520	d	ADDTN
1	F/C	A		63		e	PORCH
	OP	P		266	7980	f	PORCH
	FFP	P		144	5760		

#: 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

Project	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		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	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		
Central Heat	A	Neighborhood:	
F-A ELECTR		Code:	4300
Plumbing		Dwl/Gar/NC%	1.2100
Standard	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace	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 CAUV # 78
43520 (35%) 22190