WASHINGTON TWP
NORTHERN SD 00400

Hardin County, Ohio
Michael T. Bacon, Auditor

43-130014.0000 AGR
Y09 2026

sale

2023 GOOD ARDEN F & REBECC	1986-07-28		
2024 GOOD ARDEN F & REBECC	1986-07-28		
2025 GOOD ARDEN F & REBECC	1986-07-28		
2026 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: – 39.31 — 39.59 — 39.44 — 39.44 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	20.0000	20.0000	20.0000	20.0000	20.0000			
Land100%	124340	124340	124340	124340		124340	180310	180300
Bldg100%	96000	96000	96000	96000		96000	118770	118760
Totl100%	220340t	220340t	220340t	220340t		220340t	299090t	299060t
Cauv100%	63400	63400	63400	63400		124340	180310	67610
Tax Value:								
Land 35%	22190	22190	22190	22190		22190	23660	63100
Bldg 35%	33600	33600	33600	33600		33600	41570	41570
Totl 35%	55790t	55790t	55790t	55790t		55790t	65230t	104670t
Hmstd35%	35940	35940	35360	35360		35360	45690	
Owner Oc	33.58	33.48	32.80	32.80	32.80	hmstd 5250 l	30110 b	
Hmstd RB								
Net Tax	1950.98	1967.82	1960.68	1960.68	1960.68			
Cauv Sav	1197.68	758.74	765.14	762.16				
Sp-Asmnt	63.56	51.56	71.87	71.87				

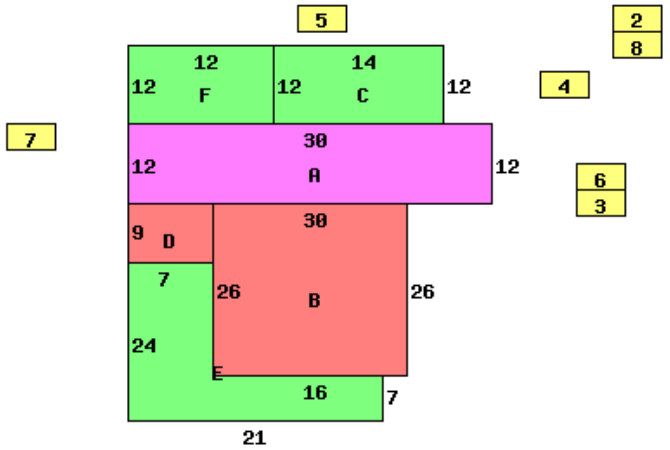
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		360		a	*MAIN
1H	F/C	A		416		b	ADDTN
	DK	P		168	2520	c	PORCH
1	F/C	A		63		d	ADDTN
	OP	P		266	7980	e	PORCH
	EFP	P		144	5760	f	PORCH

#: 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
2022	12770	24500	37270	1642.26
2021	12770	24500	37270	1650.78

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

			Sq-Ft	Value
Story Height 2				
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		
Panelled Wall		X	X		
Unfinished Wall	X				
Floor/Carpet		X	X		
Floor/Concrete	X				
Floor/Tile-Lino		L			
Number of Rooms	1	4	4		
Bedrooms		3			
Central Heat		A			
F-A ELECTR					
Plumbing					
Standard	1				

Extra Features	16860
Total Value	179750
PUB ELECTRIC	
PRIV WATER	
PRIV SEWER	
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	1 B F		1615		C	1911AV	179750	.55	.15	105190
2	Flat Barn		28X40	1120		D	OLD/AV	10750	.80	.50	1080
3	Garage		14X20	280		C	OLD/AV	6720	.65		3600
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	8740	67670	2550	19740
C	2	BOB	BLOUNT SILT LOAM, 2	6.9406	8370	58090	2230	15480
C	39	PM	PEWAMO SILTY CLAY L	2.6119	9410	24580	3450	9010
C	52	PKA	PEWAMO SICL 0-1% SL	.4159	9410	3910	3450	1440
W	1	BOA	BLOUNT SILT LOAM 0-	.8152	5230	4260	230	190
W	2	BOB	BLOUNT SILT LOAM, 2	.0045	4540	20	230	
W	39	PM	PEWAMO SILTY CLAY L	.0020	7790	20	230	
	670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
	980	ROAD	ROAD	.4673				
				20		180300	(100%)	67610
						63110	(35%)	23660

CAUV # 78

Call Back: Sign: PSN Date: 2015-09-18 Lister:

43-130014.0000-v082020R