WASHINGTON TWP
NORTHERN SD 00400

Hardin County, Ohio
Michael T. Bacon, Auditor

43-140004.0000 AGR
Z11 2026

sale

2023 DIRMEYER DUANE F TRUS	1994-01-05	
2024 DIRMEYER DUANE F TRUS	1994-01-05	
2025 DIRMEYER DUANE F TRUS	1994-01-05	
2026 DIRMEYER DUANE F TRUSTE	1994-01-05 PT NE 1/4 14	58.90A
10611 SR 81	3QC	
	$0	
DOLA OH 45835		

2028 DIRMEYER BATTLES PENNY	2026-10-05	
10611 SR 81	7AF	
DOLA OH 45835		

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

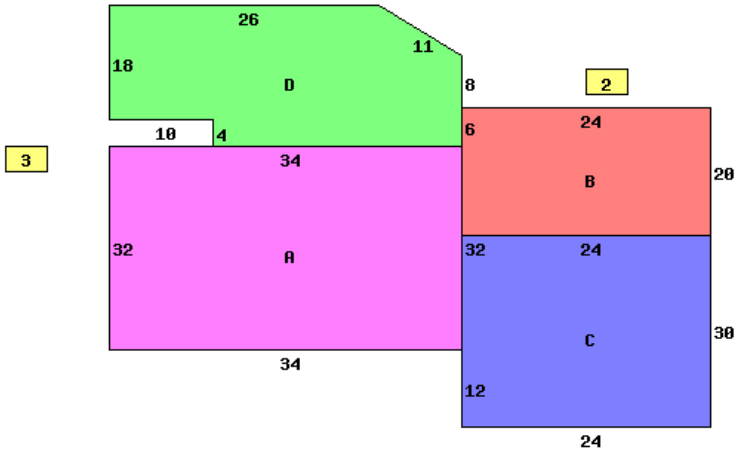
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	58.9000	58.9000	58.9000	58.9000	58.9000			
Land100%	354940	354940	354940	354940		354940	514570	514580
Bldg100%	231030	231030	231030	231030		231030	288630	288620
Totl100%	585970t	585970t	585970t	585970t		585970t	803200t	803200t
Cauv100%	167340	167340	167340	167340		354940	514570	160830
Tax Value:								
Land 35%	58570	58570	58570	58570		58570	56290	180100
Bldg 35%	80860	80860	80860	80860		80860	101020	101020
Totl 35%	139430t	139430t	139430t	139430t		139430t	157310t	281120t
Hmstd35%	81460	81460	81460	81460		81460	103970	
Owner Oc	76.14	75.86	75.56	75.56	75.56	hmstd 5250 l	76210 b	
Hmstd RB								
Net Tax	4883.62	4925.76	4906.52	4906.52	4906.52			
Cauv Sav	3715.60	2335.64	2355.34	2346.14				
Sp-Asmnt	143.60	139.60	200.40	200.40				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		1088		a	*MAIN
1 B	F	A		480		b	ADDTN
	F F	G		720	20910	c	GRAGE
	PAT	P		676	2030	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
469	7	2026-10-05	DIRMEYER BATTLES PENNY TR	7AF *	0	354940	231030
8	3	1994-01-05	DIRMEYER DUANE F TRUST (	3QC *	0	0	49510
969	1	1988-11-29		1WD	111000	64000	0

Year	Land	Bldg	Total	Net Tax
2022	30560	70050	100610	4434.28
2021	30560	70050	100610	4457.22

project		ben acres	/ %	factor
592 EAGLE CREEK MAINT HANCOCK CO	XA/2018			
125 HYDRAULIC - BLANCHARD	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			
921 BLANCHARD RIVER MAINT	XA/2023			



10611 SR 81 45835

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1568	123200
	Part Upper	FRAME	1088	38710
	Basement		1568	29010
	Subtotal			190920
Shingle	Roof	GABLE		

B 1 2 U A				
Plaster/Drywall	D D		Air Conditioning	4790
Unfinished Wall	X		Plumbing	3500
Floor/Carpet	X X		Garages and Carports	20910
Floor/Concrete	X		Extra Features	2030
Floor/Tile-Lino	L		Total Value	222150
Number of Rooms	1 5 3			
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%	1.5300
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	1HB F		2656		C	1998GD	222150	.19		275310
2	Pole Build		40X56	2240		C	1999AV	26880	.55		12100
3	Shed		14X16	224		C	2000AV	2690	.55		1210

Tab #	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-	31.0029	8740	270970	2550	79060
C 2	BOB	BLOUNT SILT LOAM, 2	6.8846	8370	57620	2230	15350
C 14	GWB	GLYNWOOD SILT LOAM	.6951	7830	5440	1630	1130
C 39	PM	PEWAMO SILTY CLAY L	1.9449	9410	18300	3450	6710
C 52	PKA	PEWAMO SICL 0-1% SL	10.2639	9410	96580	3450	35410
W 1	BOA	BLOUNT SILT LOAM 0-	1.3402	5230	7010	230	310
W 52	PKA	PEWAMO SICL 0-1% SL	4.7319	7790	36860	230	1090
C 51	WSTL	WASTE LAND	.3010	170	50	50	20
670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
980	ROAD	ROAD	.7355				
			58.9		514580	(100%)	160830
					180100	(35%)	56290

CAUV # 0

Call Back: Sign: PSN Date: 2015-09-21 Lister: