WASHINGTON TWP
NORTHERN SD 00400

Hardin County, Ohio
Michael T. Bacon, Auditor

43-140009.0000 AGR
Z17 2026

sale

2023 PEES DOUGLAS D	2014-06-19	
2024 PEES DOUGLAS D	2014-06-19	
2025 PEES DOUGLAS D	2014-06-19	
2026 PEES DOUGLAS D	2014-06-19 S 1/2 SW 1/4 14 78.265A	
2870 CR 115	2WD SEE PCL 43-140009.01 FOR	
	$0 REST OF SPECIAL ASSESSMEN	
DOLA OH 45835		

2028 PEES DOUGLAS D	2026-01-08	
2870 CR 115	7AF	
DOLA OH 45835		

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

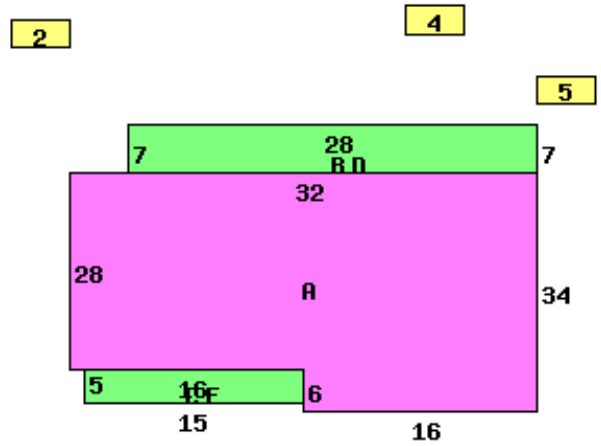
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	78.2650	78.2650	78.2650	78.2650	78.2650			
Land100%	476060	476060	476060	476060		476060	690170	690180
Bldg100%	92110	92110	92110	92110		92110	115710	115710
Totl100%	568170t	568170t	568170t	568170t		568170t	805890t	805890t
Cauv100%	238710	238710	238710	238710		476060	690170	235020
Tax Value:								
Land 35%	83550	83550	83550	83550		83550	82260	241560
Bldg 35%	32240	32240	32240	32240		32240	40500	40500
Totl 35%	115790t	115790t	115790t	115790t		115790t	122760t	282060t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	4118.84	4153.60	4137.38	4137.38	4137.38			
Cauv Sav	4785.76	2954.96	2979.88	2968.22				
Sp-Asmnt	279.36	272.36	397.46	397.46				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		992		a	*MAIN
	CAN	P		196	1570	b	PORCH
	CAN	P		75	600	c	PORCH
	PAT	P		196	590	d	PORCH
	DK	P		75	1130	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
12	7	2026-01-07	PEES DOUGLAS D	7AF *	0	476060	92110
314	2	2014-06-19	PEES DOUGLAS P	1WD *	0	246490	56800
398	1	2012-09-05	PEES KENNETH D	1FD	224162	246490	56800
84	1	1995-02-01	PEES EVA ELEANOR	1AF *	0	0	118110

Year	Land	Bldg	Total	Net Tax
2022	45540	26880	72420	3252.16
2021	45540	26880	72420	3269.02

p r o j e c t		ben acres	/ %	factor
592 EAGLE CREEK MAINT HANCOCK CO	XA/2018			
110 HOG CREEK MAINLINE - HOG CR.	XA/2025			
115 IRETON - HOG CREEK	XA/2025			
116 JACOBS - HOG CREEK	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			
921 BLANCHARD RIVER MAINT	XA/2023			
125 HYDRAULIC - BLANCHARD	XA/2025			
577 OTTAWA RIVER PROJECT MAINT	XA/2021			



2870 CR 115 45835

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	992	104140
	Full Upper	FRAME	992	62550
	Basement		496	9500
	Subtotal			176190
Metal	Roof	MANSARD		

B 1 2 U A

Plaster/Drywall	X X	Extra Features	3890
Panelled Wall	X	Total Value	180080
Unfinished Wall	X		
Floor/Pine	X X	PUB ELECTRIC	
Floor/Carpet	X	PRIV WATER	
Floor/Concrete	X	PRIV SEWER	
Number of Rooms	1 4 4	PUB PAVED ST/RD	
Bedrooms	1 2		
		Neighborhood:	
Central Heat	A	Code:	4300
ELECTRIC		Dwl/Gar/NC%	1.5300
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	2 B F		1984		D+	1881AV	153070	.55		105390
2	Flat Barn		34X74	2516		D	OLD/AV	24150	.80	.50	2420
4	Crib/Grana	*SV 0	16X20	320			OLD/AV	500			500
5	Garage		24X30	720		D	1961AV	13820	.65		7400

Tab #	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-	31.2711	8740	273310	2550	79740
C 2	BOB	BLOUNT SILT LOAM, 2	8.6492	8370	72390	2230	19290
C 52	PKA	PEWAMO SICL 0-1% SL	32.9997	9410	310530	3450	113850
W 52	PKA	PEWAMO SICL 0-1% SL	1.5561	7790	12120	230	360
C 51	WSTL	WASTE LAND	.4904	170	80	50	30
670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
980	ROAD	ROAD	2.2985				
			78.265		690180	(100%)	235020
					241560	(35%)	82260

CAUV # 25

Call Back: Sign: PSN Date: 2015-09-21 Lister: 43-140009.0000-v082020R