

WASHINGTON TWP  
NORTHERN SD

00400

Hardin County, Ohio  
Michael T. Bacon, Auditor

43-150021.0000  
AA08.01

RES  
2025

sale

Eff Rate:- 39.31 39.59 39.44 a/r

2023 STAIR MARY ANN  
2024 FLOWERS BRADLEY W  
2025 FLOWERS BRADLEY W  
9305 SR 81  
DOLA OH 45835

2023-12-06  
2023-12-06 MID PT S2 SW4 S15 4.025A  
LWD  
\$150,000

Tax Year	2023	2024	2025	CAMA
Prop Cls	111	511	511	511
Acres		4.0250	4.0250	
Land100%		27860	27860	27860
Bldg100%		86290	86290	86290
Totl100%		114140t	114140t	114150t
Cauvl00%		34030	34030	
Tax Value:				
Land 35%		9750	9750	9750
Bldg 35%		30200	30200	30200
Totl 35%		39950t	39950t	39950t
Hmstd35%				
Owner Oc				
Hmstd RB				
Net Tax	1380.54	1935.92	1427.50	
Sp-Asmnt	46.93	43.93	38.16	

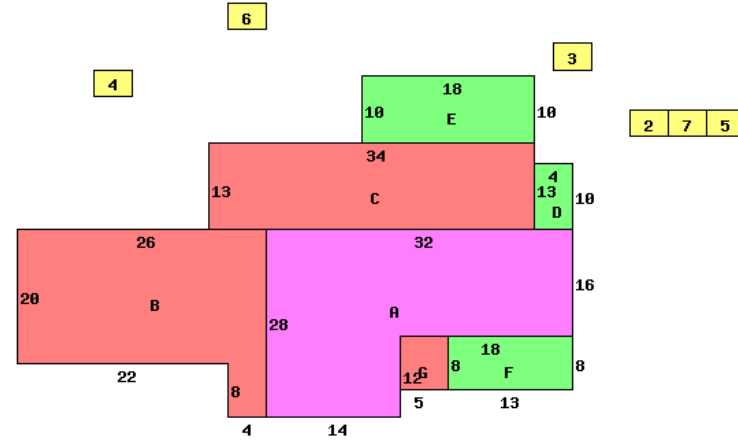
Orig Tax Year 2024  
Parent: 43-150005.0000

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE
1HB	F	M		680	
1	F/C	A		552	
1	F/C	A		442	
	EPF	P		40	1600
	EPF	P		180	7200
	OP	P		104	3120
1	F/C	A		40	

a \*MAIN  
b ADDTN  
c ADDTN  
d PORCH  
e PORCH  
f PORCH  
g ADDTN

Sale#	#p	sale date	To	Sale\$	co:land	co:blgd
523	1	2023-12-06	FLOWERS BRADLEY W	150000	0	86290
384	1	2023-09-14	GOSSARD HELEN MELISSA	0	0	0

Project		ben acres	%	factor
500	HARDIN COUNTY LANDFILL			XA/2025
577	OTTAWA RIVER PROJECT MAINT			XA/2021
110	HOG CREEK MAINLINE - HOG CR.			XA/2025
115	IRETON - HOG CREEK			XA/2025
180	WILLEKE DITCH - HOG CREEK			XA/2025
358	JACOBS-SCIOTO RIVER			XA/2025



9305 SR 81 45835

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1H	Sq-Ft	Value
Floor Level	Main	FRAME	1714 126630
	Part Upper	FRAME	680 32550
	Basement		680 12880
	Subtotal		172060
Shingle	Roof	GABLE	
	B 1 2 U A		
Unfinished Wall	X	Fireplaces	2000
Fiberboard Wall	X X	Air Conditioning	4280
Floor/Carpet	X X	Extra Features	11920
Floor/Concrete	X	Total Value	190260
Floor/Tile-Lino	L		
Number of Rooms	1 5 2		
Bedrooms	1 2	Neighborhood:	
Fireplace		Code:	4300
Openings	1	Dwl/Gar/NC%	1.2100
Stacks	1		
Central Heat	A		
FORCED AIR			
Central A/C	A		
Plumbing			
Standard	1		

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1HB F	2394		C	1900FR	190260	.65 .20	64460
2 Flat Barn		32X60 1920		D	OLD/PR	18430	.80 .50	1840
3 Hog House	*SV	30X40 1200			OLD/PR	400		400
4 Pole Build		100X40 4000		C	1980AV	48000	.65	16800
5 Lean-To		10X16 160		D	OLD/PR	1020	.75	260
6 Shed	*SV	30X70 2100			OLD/PR	800		800
7 Lean-To		30X72 2160		D	OLD/PR	13820	.75 .50	1730
	acres/	effective	depth	actual	effective	extended	true	
homesite	frontage	frontage	depth	rate	rate	value	value	
small acreage	1.0000	3.0250		15000	15000	15000	15000	
				5000	4250	12860	12860	