

WASHINGTON TWP
NORTHERN SD

00400

Hardin County, Ohio
Michael T. Bacon, Auditor

43-190003.0000
EE22

AGR
2025

sale

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

2022 WAGNER GARY L & NADIN	2002-04-09	
2023 WAGNER GARY L & NADIN	2002-04-09	
2024 WAGNER JASON E TRUSTEE	2023-11-03	
2025 WAGNER JASON E TRUSTEE	2023-11-03	PT N 1/2 19 68.12A
6442 SR 81	4FD	
ADA OH 45810	\$0	

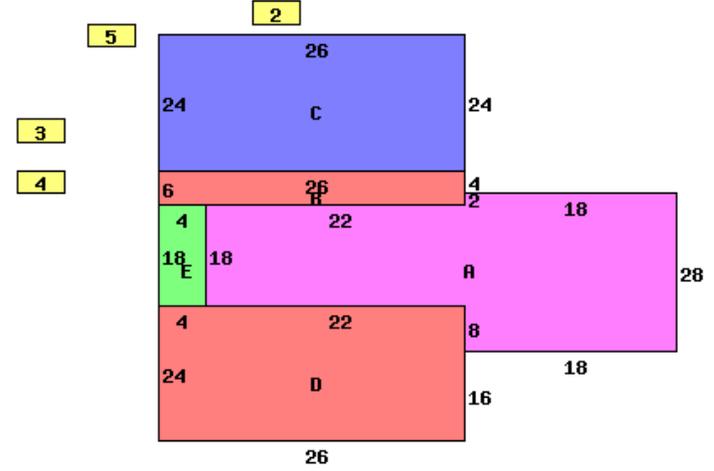
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	68.1200	68.1200	68.1200	68.1200	
Land100%	416940	457090	457090	457090	457090
Bldg100%	113630	164910	164910	164910	164900
Totl100%	530570t	622000t	622000t	622000t	621990t
Cauv100%	146890	249860	249860	249860	249870
Tax Value:					
Land 35%	51410	87450	87450	87450	159980
Bldg 35%	39770	57720	57720	57720	57710
Totl 35%	91180t	145170t	145170t	145170t	217700t
Hmstd35%	36860	53570	53570	53570	
Owner Oc	43.36	50.06	49.90	49.68	
Hmstd RB	382.62	317.62	342.36	353.24	hmstd 5250 l 48320 b
Net Tax	3668.64	4796.28	4815.26	4784.26	
Cauv Sav	4244.62	2580.00	2601.78	2591.62	
Sp-Asmnt	50.48	50.48	30.79	70.19	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1HB	F	M		900		b	ADDTN
1	F/C	A		156	14980	c	GRAGE
1	F2	A		624		d	ADDTN
	RFX	P		72	720	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
468	4	2023-11-03	WAGNER JASON E TRUSTEE	4FD *	0	457090	164910
152	4	2002-04-09	WAGNER GARY L & NADINE T	4OC *	0	107370	98140
51	4	2002-02-06	WAGNER GARY L	4OC *	0	107370	98140
355	4	1997-08-29	WAGNER GARY LYNN & DOROT	4CT *	0	81230	79770

Year	Land	Bldg	Total	Net Tax
2021	51410	39770	91180	3687.64
2020	51410	39770	91180	3702.38

Project		ben acres	/ %	factor
110	HOG CREEK MAINLINE - HOG CR.			XA/2025
121	TIGHE - HOG CREEK			XA/2025
500	HARDIN COUNTY LANDFILL			XA/2025
577	OTTAWA RIVER PROJECT MAINT			XA/2021



6442 SR 81 LANE 45810

Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	1H	Sq-Ft Value
Floor Level	Main	FRAME 1680 125850
	Part Upper	FRAME 900 37850
	Basement	450 8650
	Subtotal	172350
Shingle	Roof	GABLE
Plaster/Drywall	X X	Plumbing 2100
Panelled Wall	X X	Garages and Carports 14980
Unfinished Wall	X	Extra Features 720
Floor/Carpet	X X	Total Value 190150
Floor/Concrete	X	
Floor/Tile-Lino	X	
Number of Rooms	2 5 3	PUB ELECTRIC
Bedrooms	1 2	PRIV WATER
		PRIV SEWER
		PUB PAVED ST/RD
Central Heat	A	
FORCED AIR		Neighborhood:
Plumbing		Code: 4300
Standard	1	Dwl/Gar/NC% 1.2100
Extra 3 Fixture	1	

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1HB F	2580		C	OLD/GD	190150	.40		138050
2 Crib/Grana	*SV 0	16X30	480		OLD/FR	400			400
3 Shop-Stud	*SV 0	16X30	480		OLD/FR	600			600
4 Shed	*SV 0	26X40	1040		OLD/FR	900			900
5 Pole Build		60X99	5940	C	1988AV	71280	.65		24950
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv			
C 1	BOA BLOUNT SILT LOAM 0-	4.6326	6030	27930	2660	12320			
C 14	GWB GLYNWOOD SILT LOAM	4.4893	5400	24240	1750	7860			
C 26	MF MILFORD SILTY CLAY	53.5494	6900	369490	3800	203490			
C 39	PM PEWAMO SILTY CLAY L	3.1340	6490	20340	3560	11160			
C 51	WSTL WASTE LAND	.7544	120	90	50	40			
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000			
980	ROAD ROAD	.5603							

68.12 457090 (100%) 249870 CAUV # 4570
 159980 (35%) 87450