WASHINGTON TWP
NORTHERN SD 00400

Hardin County, Ohio
Michael T. Bacon, Auditor

43-190008.0000 AGR
EE12 2024

sale

2021	NAYLOR GARY E TRUSTEE	1999-03-23
2022	NAYLOR ESTATE LLC	2021-05-13
2023	NAYLOR ESTATE LLC	2021-05-13
2024	NAYLOR ESTATE LLC	2021-05-13 PT S 1/2 19 80.50A
	6607 TR 50	7WD
		$821,000
	DOLA OH 45835	

Eff Rate: – 49.87 — 49.61 — 39.31 — 39.59 — a/r

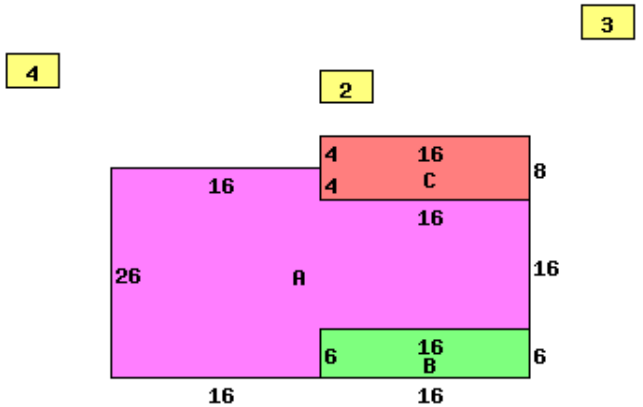
Tax Year	2021	2022	2023	2024	CAMA
Prop Cls	111	111	111	111	111
Acres	80.5000	80.5000	80.5000	80.5000	
Land100%	502570	502570	550740	550740	550740
Bldg100%	48260	48260	63460	63460	63460
Totl100%	550830t	550830t	614200t	614200t	614200t
Cauv100%	178800	178800	302800	302800	302790
Tax Value:					
Land 35%	62580	62580	105980	105980	192760
Bldg 35%	16890	16890	22210	22210	22210
Totl 35%	79470t	79470t	128190t	128190t	214970t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	3587.26	3568.76	4559.94	4598.42	
Cauv Sav	5115.24	5088.88	3086.90	3112.94	
Sp-Asmnt	102.86	100.85	100.85	**79.88**	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		672		a	*MAIN
	OFP	P		96	2880	b	PORCH
1	F/C	A		128		c	ADDTN

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
200	7	2021-05-13	NAYLOR ESTATE LLC	7WD		821000	502570	48260
211	7	2021-05-13	NAYLOR ESTATE LLC	7WD	*	0	502570	48260
189	7	2021-05-03	NAYLOR PERRY L & PENNY L	7TD	*	0	502570	48260
188	7	2021-05-03	NAYLOR PERRY L & PENNY L	7CT	*	0	502570	48260
187	7	2021-05-03	NAYLOR GARY	7QC	*	0	502570	48260
110	7	1999-03-23	NAYLOR GARY E TRUSTEE	7WD	*	0	102170	24710
304	7	1994-04-20	NAYLOR MYRA E LIVING TRU	7WD	*	0	0	115800

Year	Land	Bldg	Total	Net Tax
2020	62580	16890	79470	3601.54
2019	95420	14690	110110	4579.88

p r o j e c t		ben acres	/ %	factor
121 TIGHE - HOG CREEK	XA/2024			
500 HARDIN COUNTY LANDFILL	XA/2024			
577 OTTAWA RIVER PROJECT MAINT	XA/2021			



6607 TR 50 45835

Occupancy 1 Single Family

Story Height 1H
Floor Level

			Sq-Ft	Value
Main	FRAME		800	97750
Part Upper	FRAME		672	32160
Subtotal				129910
Roof	GABLE			

Metal

B 1 2 U A

Plaster/Drywall	D D	Extra Features	2880
Floor/Hardwood	X X	Total Value	132790
Floor/Tile-Lino	X X		
Number of Rooms	4 2	PUB ELECTRIC	
Bedrooms	1 2	PRIV WATER	
		PRIV SEWER	
Central Heat	A	PUB PAVED ST/RD	
FORCED AIR			
Plumbing		Neighborhood:	
Standard	1	Code:	4300
		Dwl/Gar/NC%	1.2100

*DWELLING COMPUTATIONS

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1H F/C		1472		C-	1905AV	119510	.55	.10	58570
2	Shed	*NV	8X12	96			OLD/PR	0			0
3	Shed		20X40	800		D	OLD/FR	7680	.70		2300
4	Crib/Grana		30X36	1080		D	OLD/FR	8640	.70		2590

Tab #		S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-	1.0327	6030	6230	2660	2750
C 6	DEA	DEL RAY SILT LOAM 0	7.5745	5880	44540	2370	17950
C 26	MF	MILFORD SILTY CLAY	70.2656	6900	484830	3800	267010
C 39	PM	PEWAMO SILTY CLAY L	.0213	6490	140	3560	80
670	HSITE	HOMESITE	1.0000	15000	15000	15000	15000
980	ROAD	ROAD	.6059				
			80.5		550740	(100%)	302790
					192760	(35%)	105980

CAUV # 4393

Call Back: Sign: PSN Date: 2015-09-23 Lister: 43-190008.0000-v082020R