WASHINGTON TWP
NORTHERN SD 00400

Hardin County, Ohio
Michael T. Bacon, Auditor

43-190008.0000 AGR
EE12 2026

sale

2023 NAYLOR ESTATE LLC	2021-05-13	
2024 NAYLOR ESTATE LLC	2021-05-13	
2025 NAYLOR ESTATE LLC	2021-05-13	
2026 NAYLOR ESTATE LLC	2021-05-13 PT S 1/2 19	80.50A
6607 TR 50	7WD	
	$821,000	
DOLA OH 45835		

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

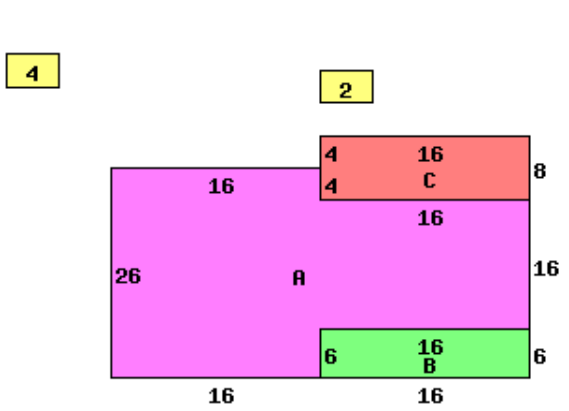
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	80.5000	80.5000	80.5000	80.5000	80.5000			
Land100%	550740	550740	550740	550740		550740	798940	798950
Bldg100%	63460	63460	63460	63460		63460	78940	78940
Totl100%	614200t	614200t	614200t	614200t		614200t	877890t	877890t
Cauv100%	302800	302800	302800	302800		550740	798940	300150
Tax Value:								
Land 35%	105980	105980	105980	105980		105980	105050	279630
Bldg 35%	22210	22210	22210	22210		22210	27630	27630
Totl 35%	128190t	128190t	128190t	128190t		128190t	132680t	307260t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	4559.94	4598.42	4580.46	4580.46	4580.46			
Cauv Sav	5088.88	3086.90	3112.94	3100.80				
Sp-Asmnt	100.85	79.88	121.84	121.84				

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
2022	62580	16890	79470	3568.76
2021	62580	16890	79470	3587.26

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			



6607 TR 50 45835

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	800	97750
	Part Upper	FRAME	672	32160
	Subtotal			129910
Metal	Roof	GABLE		

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%	1.5300

	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	74050
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	8740	9030	2550	2630
C 6	DEA	DEL RAY SILT LOAM 0		7.5745	8530	64610	2260	17120
C 26	MF	MILFORD SILTY CLAY		70.2656	10010	703360	3680	258580
C 39	PM	PEWAMO SILTY CLAY L		.0213	9410	200	3450	70
670	HSITE	HOMESITE		1.0000	21750	21750	21750	21750
980	ROAD	ROAD		.6059				
				80.5		798950	(100%)	300150
						279630	(35%)	105050

CAUV # 4393

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