WASHINGTON TWP
NORTHERN SD 00400

Hardin County, Ohio
Michael T. Bacon, Auditor

43-220020.0000 RES
HH04 2026

sale

2023 COMBS HAMILTON C III	2004-01-05	
2024 COMBS HAMILTON C III	2004-01-05	
2025 COMBS HAMILTON C III	2004-01-05	
2026 COMBS HAMILTON C III	2004-01-05 PT W 1/2 SE 1/4 22	1.21A
9525 TR 50	3QC	
	$0	
DOLA OH 45835		

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

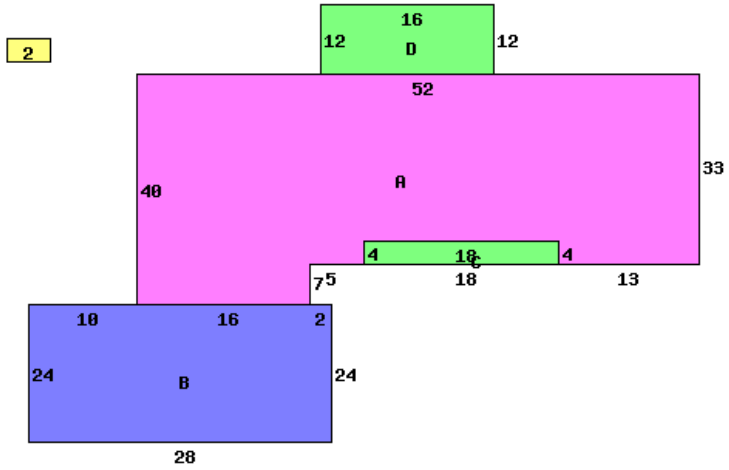
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	1.2100	1.2100	1.2100	1.2100	1.2100			
Land100%	15630	15630	15630	15630		15630	17890	17880
Bldg100%	182260	182260	182260	182260		182260	230430	230420
Totl100%	197890t	197890t	197890t	197890t		197890t	248310t	248300t
Cauv100%								
Tax Value:								
Land 35%	5470	5470	5470	5470		5470	6260	6260
Bldg 35%	63790	63790	63790	63790		63790	80650	80650
Totl 35%	69260t	69260t	69260t	69260t		69260t	86910t	86910t
Hmstd35%	68970	68970	68970	68970		68970	86620	
Owner Oc	64.46	64.24	63.98	63.98	63.98	hmstd 5250 l	63720 b	
Hmstd RB								
Net Tax	2399.24	2420.26	2410.80	2410.80	2410.80			
Sp-Asmnt	27.00	24.00	27.00	27.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1756		a	*MAIN
	F2	G		672	16130	b	GRAGE
	OP	P		72	2160	c	PORCH
	DK	P		192	2880	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
5	3	2004-01-05	COMBS HAMILTON C III	3QC *	0	8630	106140
598	1	1992-06-30		1WD	122500	0	77310
337	1	1990-04-27		1UN *	0	0	77310

Year	Land	Bldg	Total	Net Tax
2022	4520	55450	59970	2622.76
2021	4520	55450	59970	2636.34

project		ben acres	/ %	factor
110	HOG CREEK MAINLINE - HOG CR.	XA/2025		
115	IRETON - HOG CREEK	XA/2025		
118	MCKINSTRY - HOG CREEK	XA/2025		
500	HARDIN COUNTY LANDFILL	XA/2025		
577	OTTAWA RIVER PROJECT MAINT	XA/2021		



9525 TR 50 45835

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1756	128170
	Basement		1756	32350
	Subtotal			160520
Shingle	Roof	GABLE		

	B 1 2 U A			
Plaster/Drywall	D D	416 sq ft	Basement Finish	4690
Unfinished Wall	X		Fireplaces	2000
Floor/Carpet	X X		Air Conditioning	3060
Floor/Concrete	X		Plumbing	2100
Number of Rooms	3 7		Garages and Carports	16130
Bedrooms	4		Extra Features	6920
			Total Value	195420
Fireplace				
Openings	1		PUB ELECTRIC	
Stacks	1		PRIV WATER	
Central Heat	A		PRIV SEWER	
FORCED AIR			PUB PAVED ST/RD	
Central A/C	A			
Plumbing			Neighborhood:	
Standard	1		Code:	4300
Extra 3 Fixture	1		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	1 B F		2172		C+	1979AV	214960	.30		230220
2	Shed	*SV 0	14X16	224			OLD/FR	200			200

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
other	.2100				3000	3000	630	630

Call Back: Sign: PSN Date: 2015-09-23 Lister: