

WASHINGTON TWP
NORTHERN SD

00400

Hardin County, Ohio
Michael T. Bacon, Auditor

43-240006.0000
JJ08

AGR
2025

sale

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

2022	MCBRIDE JERRY L ETAL	2018-06-27			
2023	MCBRIDE JERRY L ETAL	2018-06-27			
2024	MCBRIDE JERRY L ETAL	2018-06-27			
2025	MCBRIDE JERRY L ETAL	2018-06-27	SE 1/4 24	147.534A	
	3963 CR 135	6AF	SEE PCL	43-240006.01	FOR
	DOLA OH 45835	\$0	REST OF SPECIAL	ASSESSMEN	

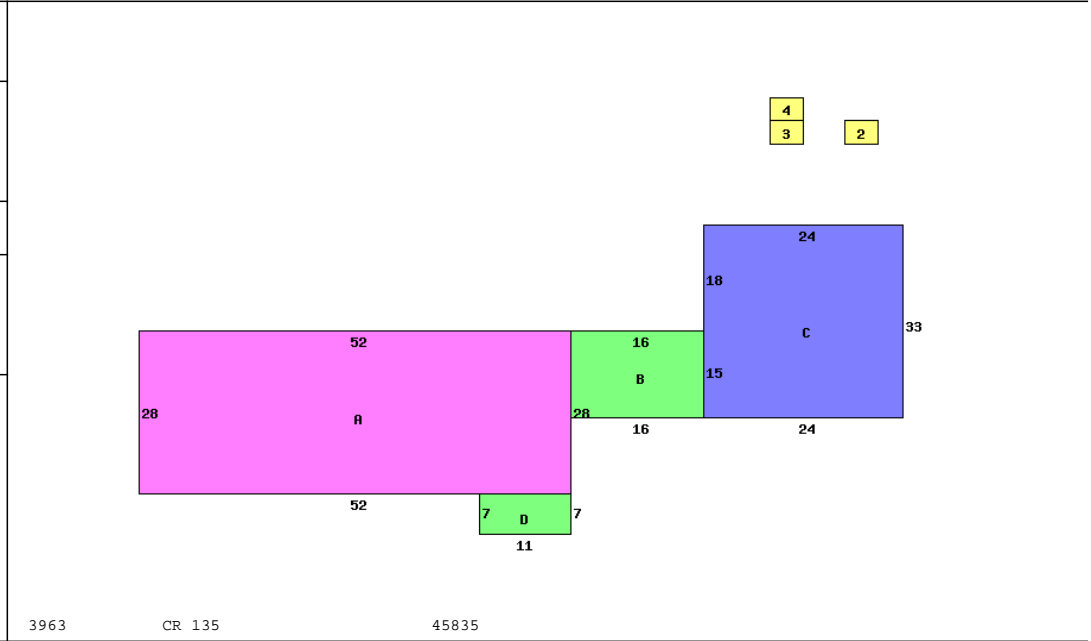
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	147.5340	147.5340	147.5340	147.5340	
Land100%	730310	799400	799400	799400	799400
Bldg100%	115460	145600	145600	145600	145610
Totl100%	845770t	945000t	945000t	945000t	945010t
Cauv100%	133340	307340	307340	307340	307330
Tax Value:					
Land 35%	46670	107570	107570	107570	279790
Bldg 35%	40410	50960	50960	50960	50960
Totl 35%	87080t	158530t	158530t	158530t	330750t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	3910.52	5639.18	5686.76	5664.54	
Cauv Sav	9382.86	6126.18	6177.86	6153.74	
Sp-Asmnt	75.79	98.66	94.66	130.60	

SHB+	CON	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 B	B	M		1456		b	PORCH
	EMP	P		240	10800	c	GRAGE
	BZ	G		792	22180	d	PORCH
	STP	F		77	310		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
247	6	2018-06-27	MCBRIDE JERRY L ETAL	6AF *	0	729710	101490
119	6	2016-03-23	MCBRIDE JERRY L ETAL	6WD *	0	570630	60400
147	1	2012-04-16	MCBRIDE ROBERT ETAL	LWD	190986	437570	55660
146	1	2012-04-16	MCBRIDE ROBERT ETAL	LWD	190986	437570	55660
145	1	2012-04-16	BASSLER MARILYN ETAL	LWD	44344	437570	55660
105	1	2010-03-24	BASSLER MARILYN ETAL	LQC *	0	322940	88370
337	1	1991-05-08		LUN *	0	0	211110

Year	Land	Bldg	Total	Net Tax
2021	46670	40410	87080	3930.76
2020	46670	40410	87080	3946.42

project		ben acres / % factor	
921	BLANCHARD RIVER MAINT	XA/2023	
125	HYDRAULIC - BLANCHARD	XA/2025	
131	BLANCHARD RIVER MAINT	XA/2025	
183	WARMBROD - BLANCHARD	XA/2025	
500	HARDIN COUNTY LANDFILL	XA/2025	
235	KELLOGG #983 - BLANCHARD	XA/2025	
305	LEASE #1037 - BLANCHARD	XA/2025	



Occupancy	1 Single Family	*DWELLING COMPUTATIONS	Sq-Ft	Value	Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
Story Height	1				1 DWELLING	1 B B		1456		C	OLD/GD		190270	.40		138140
Floor Level	Main	BRICK	1456	126080	2 Flat Barn		64X64	4096		D	OLD/AV		39320	.80	.50	3930
	Basement		1456	26940	3 Flat Barn		54X40	2160		D	OLD/AV		20740	.80	.50	2070
	Subtotal			153020	4 Lean-To		16X18	288		D	2017AV		1840	.20		1470
Shingle	Roof	HIP														
B 1 2 U A																
Plaster/Drywall	P	Air Conditioning	2560		Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv					
Panelled Wall	X	Plumbing	1400		C 1	BOA BLOUNT SILT LOAM 0-	40.0568	6030	241540	2660	106550					
Unfinished Wall	X	Garages and Carports	22180		C 2	BOB BLOUNT SILT LOAM, 2	15.1081	5770	87170	2360	35660					
Floor/Hardwood	X	Extra Features	11110		C 14	GWB GLYNWOOD SILT LOAM	50.5828	5400	273150	1750	88520					
Floor/Carpet	X	Total Value	190270		C 32	MTB MORLEY-MLTN SLT LOA	7.2775	5400	39300	1770	12880					
Floor/Concrete	X				C 39	PM PEWAMO SILTY CLAY L	6.1808	6490	40110	3560	22000					
Floor/Tile-Lino	X				C 52	PKA PEWAMO SICL 0-1% SL	1.1899	6490	7720	3560	4240					
Number of Rooms	1 6	PUB ELECTRIC			W 1	BOA BLOUNT SILT LOAM 0-	14.6855	3610	53010	770	11310					
Bedrooms	3	PRIV WATER			W 2	BOB BLOUNT SILT LOAM, 2	3.9818	3130	12460	470	1870					
		PRIV SEWER			W 14	GWB GLYNWOOD SILT LOAM	.0522	2830	150	750	40					
		PUB PAVED ST/RD			W 52	PKA PEWAMO SICL 0-1% SL	5.5466	5370	29790	1670	9260					
Central Heat	A	Neighborhood:			670	HSITE HOMESITE	1.0000	15000	15000	15000	15000					
FORCED AIR		Code:	4300		980	ROAD ROAD	1.8720									
Central A/C	A	Dwl/Gar/NC%	1.2100					147.534			799400	(100%)	307330		CAUV #	269
Plumbing											279790	(35%)	107570			
Standard	1															
Extra 2 Fixture	1															

Call Back:

Sign: PSN Date: 2017-06-07 Lister:

43-240006.0000-v082020R