

WASHINGTON TWP
NORTHERN SD

00400

Hardin County, Ohio
Michael T. Bacon, Auditor

43-240015.0000
JJ07.01

AGR
2025

sale

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

2022 MCBRIDE JUSTIN L	2016-11-22
2023 MCBRIDE JUSTIN L	2016-11-22
2024 MCBRIDE JUSTIN L	2016-11-22
2025 MCBRIDE JUSTIN L	2016-11-22 SE4 S24 12.466A
11551 TR 50	LWD SEE 43-240015.01 FOR REST
DOLA OH 45835	\$62,330 OF SPECIAL ASSESSMENTS

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	12.4660	12.4660	12.4660	12.4660	74960
Land100%	67460	74970	74970	74970	175510
Bldg100%	146310	175510	175510	175510	250470t
Totl100%	213770t	250490t	250490t	250490t	38290
Cauv100%	22460	38290	38290	38290	

Orig Tax Year 2017
Parent: 43-240006.0000

Tax Value:					
Land 35%	7860	13400	13400	13400	26240
Bldg 35%	51210	61430	61430	61430	61430
Totl 35%	59070t	74830t	74830t	74830t	87660t
Hmstd35%	50080	59540	59540	59540	
Owner Oc	58.90	55.64	55.46	55.22	hmstd 5250 l 54290 b
Hmstd RB					
Net Tax	2593.76	2606.20	2628.82	2618.58	
Cauv Sav	707.28	456.74	460.60	458.80	
Sp-Asmnt	28.02	33.36	29.36	35.05	

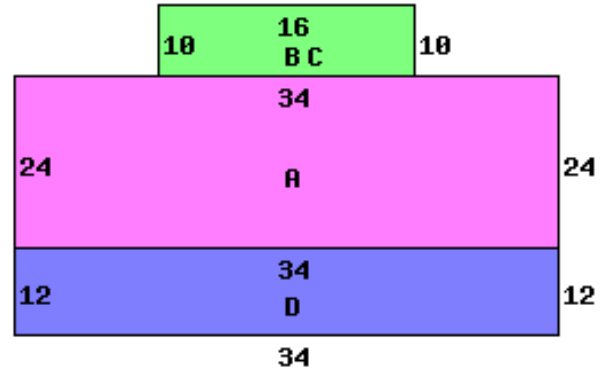
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1H	F/C	M		816	2400	b	PORCH
	DK	P		160	480	c	PORCH
H	PAT	F		408	9790	d	GRAGE

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
526	1	2016-11-22	MCBRIDE JUSTIN L	LWD *	62330	0	0

Year	Land	Bldg	Total	Net Tax
2021	7860	51210	59070	2607.18
2020	7860	51210	59070	2617.62

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
235 KELLOGG #983 - BLANCHARD				XA/2025
500 HARDIN COUNTY LANDFILL				XA/2025

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11551 TR 50 45835

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1H	Sq-Ft	Value
Floor Level	Main	FRAME	816 96680
	Part Upper	FRAME	1224 38740
	Subtotal		135420
Metal	Roof	GABLE	
Plaster/Drywall	D D	Air Conditioning	3670
Floor/Carpet	X X	Plumbing	1400
Number of Rooms	5 2	Garages and Carports	9790
Bedrooms	2	Extra Features	2880
Central Heat	A	Total Value	153160
Central A/C	A	PUB ELECTRIC	
Plumbing		PRIV WATER	
Standard	1	PRIV SEWER	
Extra 2 Fixture	1	PUB PAVED ST/RD	
		Neighborhood:	
		Code:	4300
		Dwl/Gar/NC%	1.2100

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1H F		2040		C-	2015AV		137840	.07		155110
2 Pole Build		40X48	1920		C	2019AV		24000	.15		20400 ELECTRIC
Tab #	S O I L			Acres	Mkt/Ac	Market	Au/Ac	Cauv			
C 1	BOA	BLOUNT SILT LOAM 0-	5.4660	6030	32960	2660	14540				
C 14	GWB	GLYNWOOD SILT LOAM	5.0000	5400	27000	1750	8750				
980	ROAD	ROAD	1.0000								
670	HSITE	HOMESITE	1.0000	15000	15000	15000	15000				
			12.466		74960	(100%)	38290	CAUV #	4080		
					26240	(35%)	13400				