WASHINGTON TWP
NORTHERN SD 00400

Hardin County, Ohio
Michael T. Bacon, Auditor

43-240015.0000 AGR
JJ07.01 2026

sale

2023 MCBRIDE JUSTIN L	2016-11-22	
2024 MCBRIDE JUSTIN L	2016-11-22	
2025 MCBRIDE JUSTIN L	2016-11-22	
2026 MCBRIDE JUSTIN L	2016-11-22	SE4 S24 12.466A
11551 TR 50	1WD	SEE 43-240015.01 FOR REST
	$62,330	OF SPECIAL ASSESSMENTS
DOLA OH 45835		

Orig Tax Year 2017
Parent: 43-240006.0000

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

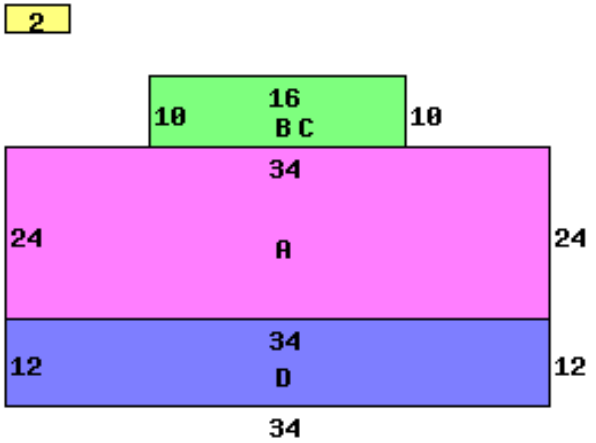
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	12.4660	12.4660	12.4660	12.4660	12.4660			
Land100%	74970	74970	74970	74970		74970	108660	108670
Bldg100%	175510	175510	175510	175510		175510	216540	216530
Totl100%	250490t	250490t	250490t	250490t		250490t	325200t	325200t
Cauv100%	38290	38290	38290	38290		74970	108660	43840
Tax Value:								
Land 35%	13400	13400	13400	13400		13400	15340	38030
Bldg 35%	61430	61430	61430	61430		61430	75790	75790
Totl 35%	74830t	74830t	74830t	74830t		74830t	91130t	113820t
Hmstd35%	59540	59540	59540	59540		59540	76260	
Owner Oc	55.64	55.46	55.22	55.22	55.22	hmstd 5250 l	54290 b	
Hmstd RB								
Net Tax	2606.20	2628.82	2618.58	2618.58	2618.58			
Cauv Sav	707.28	456.74	460.60	458.80				
Sp-Asmnt	33.36	29.36	35.05	35.05				

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

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

Year	Land	Bldg	Total	Net Tax
2022	7860	51210	59070	2593.76
2021	7860	51210	59070	2607.18

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		



11551 TR 50 45835

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	816	96680
	Part Upper	FRAME	1224	38740
	Subtotal			135420
Metal	Roof	GABLE		

B 1 2 U A

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
		Total Value	153160
Central Heat	A		
		PUB ELECTRIC	
Central A/C	A	PRIV WATER	
Plumbing		PRIV SEWER	
Standard	1	PUB PAVED ST/RD	
Extra 2 Fixture	1		
		Neighborhood:	
		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		2040		C-	2015AV	137840	.07		196130	
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	8740	47770	2550	13940
C	14	GWB	GLYNWOOD SILT LOAM	5.0000	7830	39150	1630	8150
	980	ROAD	ROAD	1.0000				
	670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
				12.466		108670	(100%)	43840
						38030	(35%)	15340

CAUV # 4080

Call Back: Sign: PSN Date: 2015-09-23 Lister: 43-240015.0000-v082020R