WASHINGTON TWP
NORTHERN SD 00400

Hardin County, Ohio
Michael T. Bacon, Auditor

43-260013.0000 RES
N12 2025

sale

2022	MINTER TERRY E TRUSTE	2005-12-06
2023	MINTER TERRY E TRUSTE	2005-12-06
2024	MINTER TERRY E TRUSTE	2005-12-06
2025	MINTER TERRY E TRUSTEE	2005-12-06 SE 1/4 26 2.315A
	10965 CR 60	4QC
		$0
	DOLA OH 45835	

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

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	2.3200	2.3200	2.3200	2.3200	
Land100%	16570	21600	21600	21600	21600
Bldg100%	156000	220170	220170	220170	220170
Totl100%	172570t	241770t	241770t	241770t	241770t
Cauv100%					
Tax Value:					
Land 35%	5800	7560	7560	7560	7560
Bldg 35%	54600	77060	77060	77060	77060
Totl 35%	60400t	84620t	84620t	84620t	84620t
Hmstd35%	55250	61120	61120	61120	
Owner Oc	64.98	57.12	56.92	56.70	hmstd 5250 l 55870 b
Hmstd RB					
Net Tax	2647.40	2952.96	2978.56	2966.92	
Sp-Asmnt	25.06	34.42	26.42	29.12	

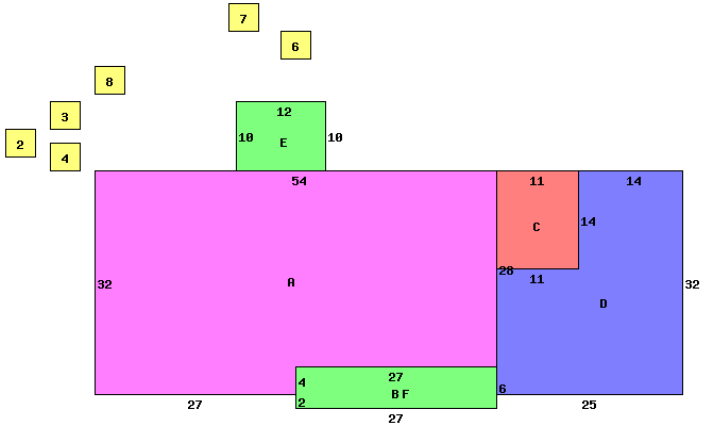
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	B	M		1620		a	*MAIN
	RFX	P		162	1620	b	PORCH
1	B/C	A		154		c	ADDTN
	B2	G		646	18090	d	GRAGE
	PAT	P		120	360	e	PORCH
	STP	P		162	650	f	PORCH

#: 14, L/W
432600140000 .315a

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
476	4	2005-12-06	MINTER TERRY E TRUSTEE	4QC *	0	13860	104570

Year	Land	Bldg	Total	Net Tax
2021	5800	54600	60400	2661.10
2020	5800	54600	60400	2671.76

p r o j e c t		ben acres	/ %	factor
592 EAGLE CREEK MAINT HANCOCK CO	XA/2018			
125 HYDRAULIC - BLANCHARD	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			
921 BLANCHARD RIVER MAINT	XA/2023			



10965 CR 60 45835

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	BRICK	1774	142400
	Basement		1620	29970
	Subtotal			172370
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall	X	Fireplaces	4000
Unfinished Wall	X	Air Conditioning	3090
Floor/Pine	X	Plumbing	2800
Floor/Carpet	X	Garages and Carports	18090
Number of Rooms	1 6	Extra Features	2630
Bedrooms	2	Total Value	202980
Fireplace		PUB ELECTRIC	
Openings	1	PRIV WATER	
Stacks	2	PRIV SEWER	
Central Heat	A	PUB PAVED ST/RD	
ELECTRIC			
Central A/C	A	Neighborhood:	
Plumbing		Code:	4300
Standard	1	Dwl/Gar/NC%	1.2100
Extra 3 Fixture	1		
Extra Fixture	1		

	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 B		1774		C	1974AV	202980	.35		159640		
2	Pole Build		30X75	2250		C	1980AV	27000	.65		9450		
3	Grain Bin	*PP 0	27X18	486		C	1985FR	0			0		
4	Grain Bin	*PP 0	14X12	168		C	1965FR	0			0		
5	Shed	*SV M	10X20	160			OLD/	300			300		
6	Shed	*NV	8X8	64			OLD/	0			0		
7	Pole Build		24X24	576		C	2015AV	6910	.25		5180		
8	Pole Build		40X80	3200		C	2022AV	48000	.05		45600	ELECTRIC	CONCRET FL

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				15000	15000	15000	15000
small acreage	1.3200				5000	5000	6600	6600

Call Back: Sign: PSN Date: 2016-02-09 Lister: 43-260013.0000-v082020R