WASHINGTON TWP
NORTHERN SD 00400

Hardin County, Ohio
Michael T. Bacon, Auditor

43-270021.0000 RES
O13 2026

sale

2023 BOSSE FRED M & PHYLLI	2014-09-10	
2024 BOSSE FRED M & PHYLLI	2014-09-10	
2025 BOSSE FRED M & PHYLLI	2014-09-10	
2026 BOSSE FRED M & PHYLLIS	2014-09-10 PT NW4 NW4 NE4 S27	
9526 TR 50	1WD	3.213A
	$40,000	
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	3.2130	3.2130	3.2130	3.2130	3.2130			
Land100%	21630	21630	21630	21630		21630	23890	23890
Bldg100%	121110	121110	121110	121110		121110	151570	151560
Totl100%	142740t	142740t	142740t	142740t		142740t	175460t	175450t
Cauv100%								
Tax Value:								
Land 35%	7570	7570	7570	7570		7570	8360	8360
Bldg 35%	42390	42390	42390	42390		42390	53050	53050
Totl 35%	49960t	49960t	49960t	49960t		49960t	61410t	61410t
Hmstd35%	45560	45560	45560	45560		45560	57010	
Owner Oc	42.58	42.44	42.26	42.26	42.26	hmstd 5250 l	40310 b	
Hmstd RB	317.62	342.36	353.24	353.24	353.24			
Net Tax	1416.96	1407.36	1389.66	1389.66	1389.66			
Sp-Asmnt	34.33	31.33	34.33	34.33				

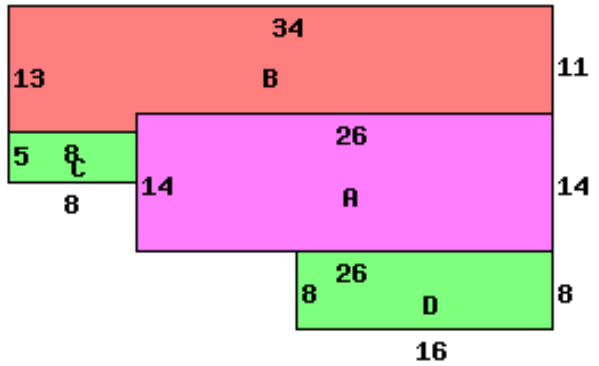
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 A	F/C	M		364		a	*MAIN
1	F/C	A		390		b	ADDTN
	EFP	P		40	1600	c	PORCH
	EFP	P		128	5120	d	PORCH

LOG HOME

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
388	1	2014-09-10	BOSSE FRED M & PHYLLIS J	1WD		40000	8090	0
313	1	2010-08-11	STRAITS DENNIS R	1AF	*	0	22460	0
95	1	2003-02-28	STRAITS DENNIS R & BARBA	1WD		36000	19970	0

Year	Land	Bldg	Total	Net Tax
2022	1690	36190	37880	1273.90
2021	1690	36190	37880	1280.46

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



9526 TR 50

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	754	92130
	Qtr Story	FRAME	364	1650
	Subtotal			93780
Metal				

B 1 2 U A

Floor/Hardwood	X	364 sq ft	Attic Finish	6490
Number of Rooms	4 1		Air Conditioning	2040
Bedrooms	1 1		Extra Features	6720
			Total Value	109030
Central Heat	A			
F/A			PUB PAVED ST/RD	
Central A/C	A			
Plumbing			Neighborhood:	
Standard	1		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	Shed		20X44	880		D	2013AV	8450	.30		5920
2	DWELLING	1 AF		1118		C-	2019AV	98130	.03		145640

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
other	2.2130				3000	3000	6640	6640
homesite	1.0000				17250	17250	17250	17250

Call Back: Sign: PSN Date: 2015-09-17 Lister: