

WASHINGTON TWP
NORTHERN SD

00400

Hardin County, Ohio
Michael T. Bacon, Auditor

43-280002.0000
P15

AGR
2025

sale

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

2022 PEES DOUGLAS D	2017-02-17
2023 PEES DOUGLAS D	2017-02-17
2024 PEES DOUGLAS D	2017-02-17
2025 PEES DOUGLAS D	2017-02-17
8348 TR 50	2017-02-17 E 1/2 NW 1/4 28 80.00A
DOLA OH 45835	1WD SEE PCL 43-280002.01 FOR REST OF SPECIAL ASSESSMEN

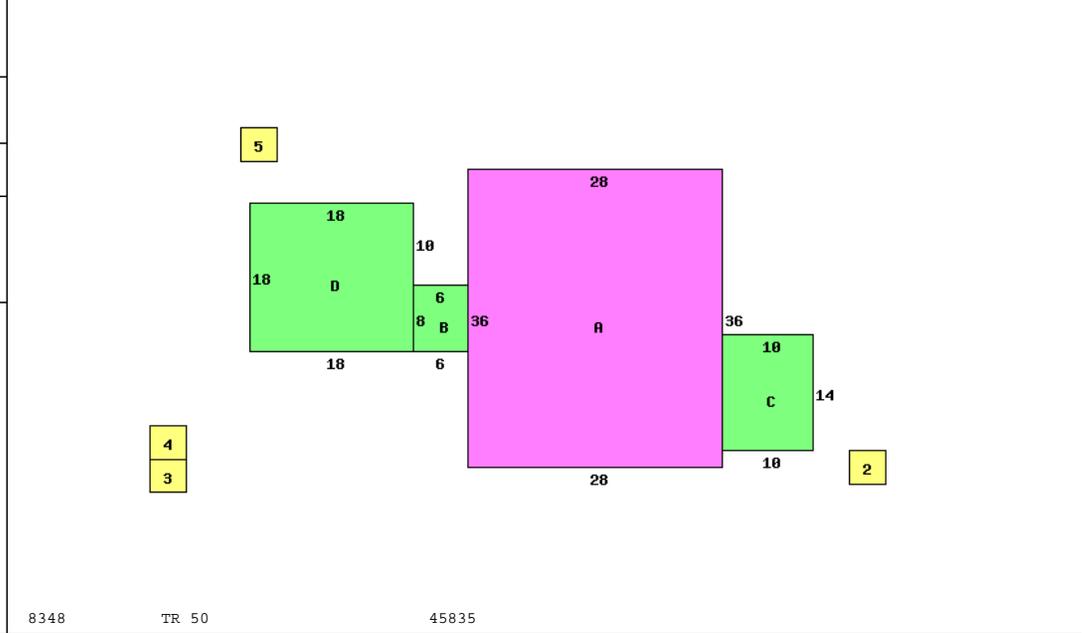
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	80.0000	80.0000	80.0000	80.0000	494920
Land100%	451830	494910	494910	494910	91780
Bldg100%	61800	91770	91770	91770	586700t
Totl100%	513630t	586690t	586690t	586690t	245280
Cauv100%	130430	245290	245290	245290	
Tax Value:					
Land 35%	45650	85850	85850	85850	173220
Bldg 35%	21630	32120	32120	32120	32120
Totl 35%	67280t	117970t	117970t	117970t	205350t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	3021.36	4196.40	4231.82	4215.28	
Cauv Sav	5051.58	3107.90	3134.10	3121.86	
Sp-Asmnt	87.44	130.04	109.22	150.86	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	F	M		1008			
	EFP	P		48	1920	b	PORCH
	EFP	P		140	5600	c	PORCH
	DK	P		324	4860	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
73	1	2017-02-17	PEES DOUGLAS D	1WD	520000	326290	52260
471	2	2016-12-02	WILLEKE TIMOTHY A ETAL	2AF *	0	326290	52260
446	2	2002-10-18	WILLEKE LOWELL E	2AF *	0	124710	31830

Year	Land	Bldg	Total	Net Tax
2021	45650	21630	67280	3037.00
2020	45650	21630	67280	3049.10

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



8348 TR 50 45835

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	BRICK	1008 111580
	Full Upper	BRICK	1008 66930
	Basement		504 9620
	Subtotal		188130
Metal	Roof	HIP	
	B 1 2 U A		
Plaster/Drywall	X X	Air Conditioning	3520
Unfinished Wall	X	Extra Features	12380
Floor/Pine	X X	Total Value	204030
Number of Rooms	1 4 4		
Bedrooms	4	PUB ELECTRIC	
		PRIV WATER	
		PRIV SEWER	
Central Heat	A	PUB PAVED ST/RD	
FORCED AIR			
Central A/C	A		
Plumbing		Neighborhood:	
Standard	1	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	2 B F		2016		C	1865FR		204030	.65		86410
2 Garage		14X20	280		D	1926AV		5380	.65		2280
3 Shed		24X30	720		D	1920AV		6910	.65		2420
4 Lean-To		10X30	300		D	1920AV		1920	.65		670
5 Shed	*PP	10X10	100			OLD/		0			0
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv					
C 1	BOA BLOUNT SILT LOAM 0-	18.2362	6030	109960	2660	48510					
C 2	BOB BLOUNT SILT LOAM, 2	3.6231	5770	20910	2360	8550					
C 19	KAB KENDALLVILLE SILT L	7.0988	5800	41170	2090	14840					
C 52	PKA PEWAMO SICL 0-1% SL	40.6529	6490	263840	3560	144720					
W 1	BOA BLOUNT SILT LOAM 0-	.1063	3610	380	770	80					
W 52	PKA PEWAMO SICL 0-1% SL	8.1187	5370	43600	1670	13560					
C 670	HSITE HOMESITE	1.0000	15000	15000	15000	15000					
C 51	WSTL WASTE LAND	.4626	120	60	50	20					
980	ROAD ROAD	.6014									
970	DROW DITCH RIGHT OF WAY	.1000									
		80		494920	(100%)	245280	CAUV # 3154				
				173220	(35%)	85850					

Call Back: Sign: PSN Date: 2015-09-17 Lister: 43-280002.0000-v082020R