WASHINGTON TWP
NORTHERN SD 00400

Hardin County, Ohio
Michael T. Bacon, Auditor

43-280002.0000 AGR
P15 2026

sale

2023 PEES DOUGLAS D	2017-02-17	
2024 PEES DOUGLAS D	2017-02-17	
2025 PEES DOUGLAS D	2017-02-17	
2026 PEES DOUGLAS D	2017-02-17 E 1/2 NW 1/4 28 80.00A	
8348 TR 50	1WD SEE PCL 43-280002.01 FOR	
	$520,000 REST OF SPECIAL ASSESSMEN	
DOLA OH 45835		

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

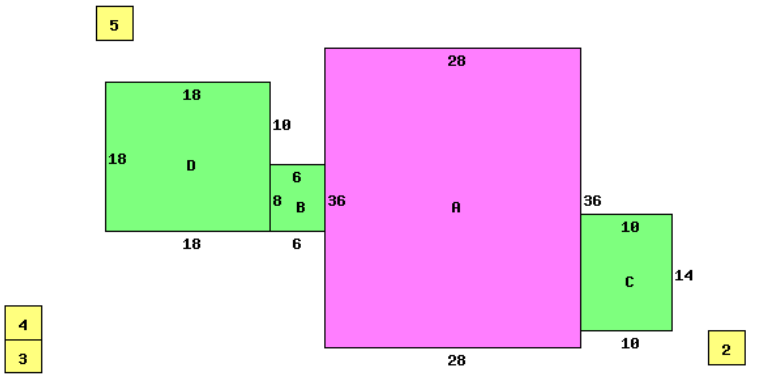
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	80.0000	80.0000	80.0000	80.0000	80.0000			
Land100%	494910	494910	494910	494910		494910	717570	717580
Bldg100%	91770	91770	91770	91770		91770	115230	115230
Totl100%	586690t	586690t	586690t	586690t		586690t	832800t	832810t
Cauv100%	245290	245290	245290	245290		494910	717570	232620
Tax Value:								
Land 35%	85850	85850	85850	85850		85850	81420	251150
Bldg 35%	32120	32120	32120	32120		32120	40330	40330
Totl 35%	117970t	117970t	117970t	117970t		117970t	121750t	291480t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	4196.40	4231.82	4215.28	4215.28	4215.28			
Cauv Sav	5051.58	3107.90	3134.10	3121.86				
Sp-Asmnt	130.04	109.22	150.86	150.86				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		1008		a	*MAIN
	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:bldg
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
2022	45650	21630	67280	3021.36
2021	45650	21630	67280	3037.00

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

			Sq-Ft	Value
Story Height 2				
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	
Central Heat	A	PRIV SEWER	
FORCED AIR		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	DWELLING	2 B F		2016		C	1865FR	204030	.65		109260
2	Garage		14X20	280		D	1926AV	5380	.65		2880
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	8740	159380	2550	46500
C 2	BOB	BLOUNT SILT LOAM, 2		3.6231	8370	30330	2230	8080
C 19	KAB	KENDALLVILLE SILT L		7.0988	8410	59700	1990	14130
C 52	PKA	PEWAMO SICL 0-1% SL		40.6529	9410	382540	3450	140250
W 1	BOA	BLOUNT SILT LOAM 0-		.1063	5230	560	230	20
W 52	PKA	PEWAMO SICL 0-1% SL		8.1187	7790	63240	230	1870
670	HSITE	HOMESITE		1.0000	21750	21750	21750	21750
C 51	WSTL	WASTE LAND		.4626	170	80	50	20
980	ROAD	ROAD		.6014				
970	DROW	DITCH RIGHT OF WAY		.1000				

	80	717580	(100%)	232620	CAUV # 3154
		251150	(35%)	81420	

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