WASHINGTON TWP
NORTHERN SD 00400

Hardin County, Ohio
Michael T. Bacon, Auditor

43-280012.0000 AGR
P04 2026

sale

2023	PEES DOUGLAS D	2008-06-20
2024	PEES DOUGLAS D	2008-06-20
2025	PEES DOUGLAS D	2008-06-20
2026	PEES DOUGLAS D	2008-06-20 PT SE 1/4 28 40.00A
	8579 CR 60	5ED
		$617,000
	DOLA OH 45835	

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

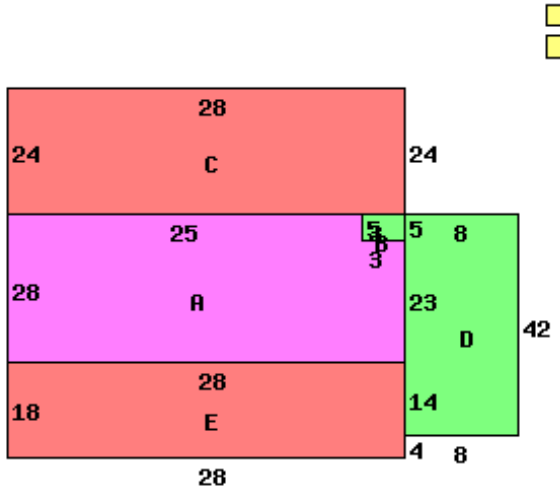
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	40.0000	40.0000	40.0000	40.0000	40.0000			
Land100%	232970	232970	232970	232970		232970	337740	337730
Bldg100%	159940	159940	159940	159940		159940	198710	198710
Totl100%	392910t	392910t	392910t	392910t		392910t	536460t	536440t
Cauv100%	108860	108860	108860	108860		232970	337740	99310
Tax Value:								
Land 35%	38100	38100	38100	38100		38100	34760	118210
Bldg 35%	55980	55980	55980	55980		55980	69550	69550
Totl 35%	94080t	94080t	94080t	94080t		94080t	104310t	187750t
Hmstd35%	56560	56560	56560	56560		56560	72490	
Owner Oc	52.86	52.68	52.46	52.46	52.46	hmstd 5250 l	51310 b	
Hmstd RB								
Net Tax	3293.72	3322.16	3309.18	3309.18	3309.18			
Cauv Sav	2444.30	1545.24	1558.26	1552.20				
Sp-Asmnt	26.39	18.00	34.78	34.78				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	B/C	M		769		a	*MAIN
	OP	P		15	450	b	PORCH
1 B	F	A		672		c	ADDTN
	STP	P		336	1340	d	PORCH
1	B/C	A		504		e	ADDTN

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
314	5	2008-06-20	PEES DOROTHY D	5ED	617000	76970	98510
44	1	1992-01-16		1UN *	0	0	102230

Year	Land	Bldg	Total	Net Tax
2022	19780	52420	72200	3179.10
2021	19780	52420	72200	3195.56

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



8579 CR 60 45835

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	BRICK	1945	142770
	Basement		672	12730
	Subtotal			155500
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X X	672 sq ft	Basement Finish	7360
Floor/Pine	X		Fireplaces	2000
Floor/Carpet	X X		Plumbing	2800
Number of Rooms	2 6		Extra Features	1790
Bedrooms	3		Total Value	169450
Fireplace			PUB ELECTRIC	
Openings	1		PRIV WATER	
Stacks	1		PRIV SEWER	
Central Heat	A		PUB PAVED ST/RD	
ELECTRIC				
Plumbing			Neighborhood:	
Standard	1		Code:	4300
Extra 2 Fixture	2		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	1 B/C		2617		C+	1975AV	186400	.35		185380	
2	Pole Build		36X54	1944		C	1975AV	23330	.65		8170	
3	Pole Build		32X48	1536		C	1981AV	14750	.65		5160	1 SIDE OPN

Tab	#	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA	BLOUNT SILT LOAM 0-	13.6138	8740	118980	2550	34720
C	2	BOB	BLOUNT SILT LOAM, 2	1.6061	8370	13440	2230	3580
C	52	PKA	PEWAMO SICL 0-1% SL	10.5483	9410	99260	3450	36390
W	1	BOA	BLOUNT SILT LOAM 0-	5.0458	5230	26390	230	1160
W	52	PKA	PEWAMO SICL 0-1% SL	7.4334	7790	57910	230	1710
	670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
	980	ROAD	ROAD	.7526				
				40		337730	(100%)	99310
						118210	(35%)	34760

CAUV # 3154

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

43-280012.0000-v082020R