

WASHINGTON TWP
NORTHERN SD

00400

Hardin County, Ohio
Michael T. Bacon, Auditor

43-290010.0000
Q05

AGR
2025

sale

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

2022 HENSEL DENNIS E & ROX	2018-01-24
2023 D & R AG LLC	2022-01-26
2024 D & R AG LLC	2022-01-26
2025 D & R AG LLC	2022-01-26
7183 CR 60	2022-01-26 PT SW 1/4 29 71.50A
	40 SEE PCL 43-290010.01 FOR
	\$0 REST OF SPECIAL ASSESSMEN
DOLA OH 45835	

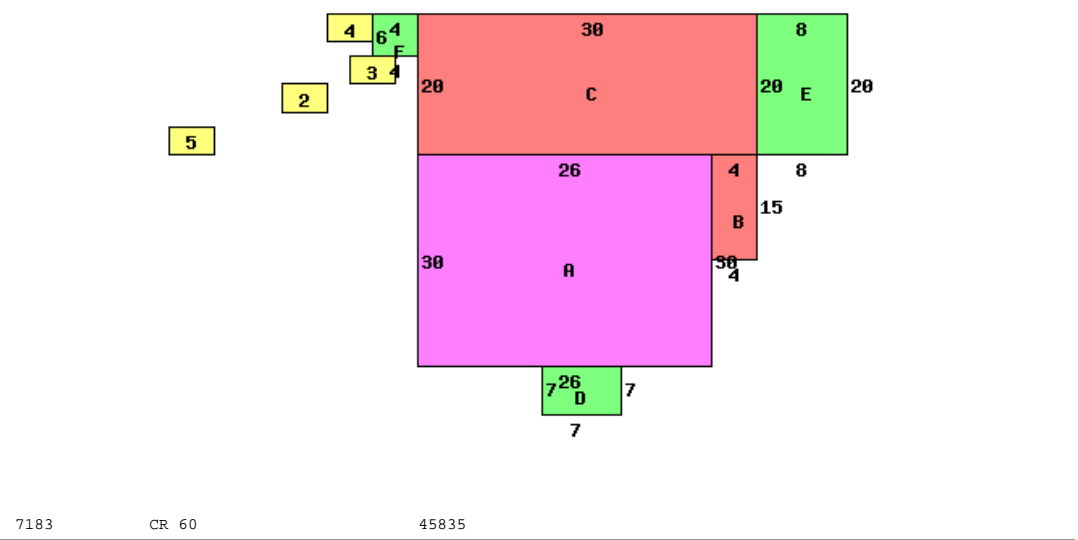
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	71.5000	71.5000	71.5000	71.5000	
Land100%	412030	451400	451400	451400	451400
Bldg100%	74540	96260	96260	96260	96270
Totl100%	486570t	547660t	547660t	547660t	547670t
Cauv100%	137310	241690	241690	241690	241690
Tax Value:					
Land 35%	48060	84590	84590	84590	157990
Bldg 35%	26090	33690	33690	33690	33690
Totl 35%	74150t	118280t	118280t	118280t	191680t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	3329.84	4207.42	4242.92	4226.34	
Cauv Sav	4317.82	2610.98	2633.00	2622.72	
Sp-Asmnt	595.60	456.20	439.62	499.34	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1HB	F	M		780		b	ADDTN
1	F/C	A		60		c	ADDTN
1	F/C	A		600		d	PORCH
	STP	P		49	200	e	PORCH
	STP	P		160	640	f	PORCH
	STP	P		24	100		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
54	40	2022-01-26	D & R AG LLC	40 *	0	412030	74540
53	40	2022-01-26	HENSEL ROXIE L	40 *	0	412030	74540
52	40	2022-01-26	HENSEL DENNIS E	40 *	0	412030	74540
33	3	2018-01-24	HENSEL DENNIS E & ROXIE	3SD	782000	411430	66460
376	2	2017-08-31	WILSON TOM R & JULIE A	2AF	0	295740	59570
357	2	2002-08-23	WILSON TOM R TRUSTEE ETA	2QC *	0	116000	61660
393	3	1999-07-13	WILSON TOM R ET AL	2QC *	0	88340	47110
699	2	1994-08-03	WILSON DOROTHY	2QC *	0	0	120910

Year	Land	Bldg	Total	Net Tax
2021	48060	26090	74150	3347.12
2020	48060	26090	74150	3360.44

Project	ben acres	/	%	factor
108 PRATT - HOG CREEK				XA/2025
110 HOG CREEK MAINLINE - HOG CR.				XA/2025
120 STOLL - HOG CREEK				XA/2025
500 HARDIN COUNTY LANDFILL				XA/2025
181 BAMBERG - HOG CREEK				XA/2025
577 OTTAWA RIVER PROJECT MAINT				XA/2021



7183 CR 60 45835

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1H	Sq-Ft Value
Floor Level	
Main	FRAME 1440 113850
Part Upper	FRAME 780 35310
Basement	780 14590
Subtotal	163750
Shingle	Roof GABLE
Plaster/Drywall	X X Fireplaces 2000
Panelled Wall	P Plumbing 2100
Unfinished Wall	X Extra Features 3740
Floor/Pine	X X Total Value 171590
Floor/Carpet	X X
Floor/Concrete	X PUB ELECTRIC
Floor/Tile-Lino	L PRIV WATER
Number of Rooms	2 4 2 PRIV SEWER
Bedrooms	2 PUB PAVED ST/RD
Fireplace	Neighborhood:
Openings	1 Code: 4300
Stacks	1 Dwl/Gar/NC% 1.2100
Central Heat	A
FORCED AIR	
Plumbing	
Standard	1
Extra 2 Fixture	1
Extra Fixture	1

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1HB F		2220			C-	OLD/AV	154430	.55	.10	75680
2 Garage		16X30	480			D	OLD/GD	9220	.60		4460
3 Shed	F 0	25X35	875				OLD/PR	10500	.75		2630
4 Poultry Ho	*NV 0	25X24	600				OLD/VP	0			0
5 Slant Wall		40X75	3000			C	1978FR	45000	.70		13500

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	14.1323	6030	85220	2660	37590
C 2	BOB BLOUNT SILT LOAM, 2	3.7421	5770	21590	2360	8830
C 52	PKA PEWAMO SICL 0-1% SL	50.4730	6490	327570	3560	179680
W 1	BOA BLOUNT SILT LOAM 0-	.1146	3610	410	770	90
W 52	PKA PEWAMO SICL 0-1% SL	.2936	5370	1580	1670	490
C 51	HSITE HOMESITE	1.0000	15000	15000	15000	15000
C 51	WSTL WASTE LAND	.2459	120	30	50	10
980	ROAD ROAD	1.4985				

71.5 451400 (100%) 241690 CAUV # 4458
157990 (35%) 84590