WASHINGTON TWP
NORTHERN SD 00400

Hardin County, Ohio
Michael T. Bacon, Auditor

43-290010.0000 AGR
Q05 2026

sale

2023 D & R AG LLC	2022-01-26	
2024 D & R AG LLC	2022-01-26	
2025 D & R AG LLC	2022-01-26	
2026 D & R AG LLC	2022-01-26	PT SW 1/4 29 71.50A
7183 CR 60	40	SEE PCL 43-290010.01 FOR
	$0	REST OF SPECIAL ASSESSMEN
DOLA OH 45835		

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

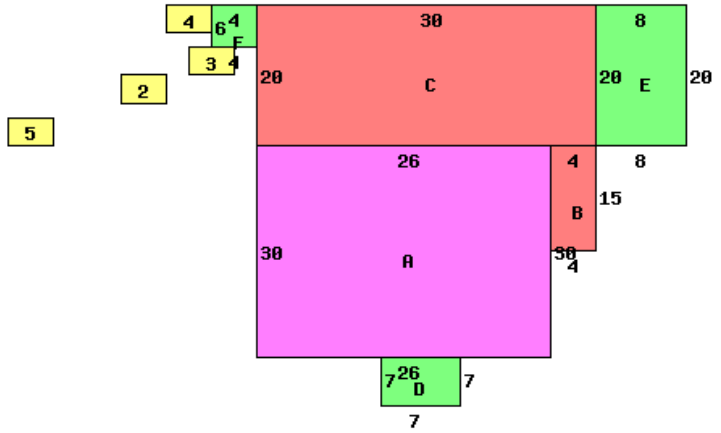
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	71.5000	71.5000	71.5000	71.5000	71.5000			
Land100%	451400	451400	451400	451400		451400	654460	654470
Bldg100%	96260	96260	96260	96260		96260	117460	117460
Totl100%	547660t	547660t	547660t	547660t		547660t	771910t	771930t
Cauv100%	241690	241690	241690	241690		451400	654460	240380
Tax Value:								
Land 35%	84590	84590	84590	84590		84590	84130	229060
Bldg 35%	33690	33690	33690	33690		33690	41110	41110
Totl 35%	118280t	118280t	118280t	118280t		118280t	125240t	270180t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	4207.42	4242.92	4226.34	4226.34	4226.34			
Cauv Sav	4317.82	2610.98	2633.00	2622.72				
Sp-Asmnt	456.20	439.62	499.34	499.34				

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

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
2022	48060	26090	74150	3329.84
2021	48060	26090	74150	3347.12

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

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1440	113850
	Part Upper	FRAME	780	35310
	Basement		780	14590
	Subtotal			163750
Shingle	Roof	GABLE		

B 1 2 U A

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%	1.5300
Central Heat	A		
FORCED AIR			
Plumbing			
Standard	1		
Extra 2 Fixture	1		
Extra Fixture	1		

	Bldg Type	SHB+Cons		DixHt FtxFt	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	95690
2	Garage			16X30	480		D	OLD/GD	9220	.60		5640
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	8740	123520	2550	36040
C 2	BOB	BLOUNT SILT LOAM, 2	3.7421	8370	31320	2230	8350
C 52	PKA	PEWAMO SICL 0-1% SL	50.4730	9410	474950	3450	174130
W 1	BOA	BLOUNT SILT LOAM 0-	.1146	5230	600	230	30
W 52	PKA	PEWAMO SICL 0-1% SL	.2936	7790	2290	230	70
670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
C 51	WSTL	WASTE LAND	.2459	170	40	50	10
980	ROAD	ROAD	1.4985				
			71.5		654470	(100%)	240380
					229060	(35%)	84130

CAUV # 4458

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

43-290010.0000-v082020R