

WASHINGTON TWP
NORTHERN SD

00400

Hardin County, Ohio
Michael T. Bacon, Auditor

43-290010.0000
Q05

AGR
2023

sale

Eff Rate:- 50.06 — 49.87 — 49.61 — 39.31 — a/r

2020 HENSEL DENNIS E & ROX	2018-01-24	Tax Year	2020	2021	2022	2023	CAMA
2021 HENSEL DENNIS E & ROX	2018-01-24	Prop Cls	111	111	111	111	111
2022 HENSEL DENNIS E & ROX	2018-01-24	Acres	71.5000	71.5000	71.5000	71.5000	
2023 D & R AG LLC	2022-01-26 PT SW 1/4 29 71.50A	Land100%	412030	412030	412030	451400	451400
7183 CR 60	40 SEE PCL 43-290010.01 FOR	Bldg100%	74540	74540	74540	96260	96270
DOLA OH 45835	\$0 REST OF SPECIAL ASSESSMEN	Totl100%	486570t	486570t	486570t	547660t	547670t
	02.0-02-29-010	Cauv100%	137310	137310	137310	241690	241690
Tax Value:			48060	48060	48060	84590	157990
Land 35%			26090	26090	26090	33690	33690
Bldg 35%			74150t	74150t	74150t	118280t	191680t
Totl 35%							
Hmstd35%							
Owner Oc							
Hmstd RB			3360.44	3347.12	3329.84	4207.42	
Net Tax			4357.46	4340.18	4317.82	2610.98	
Cauv Sav			595.60	597.60	595.60	456.20	
Sp-Asmnt							

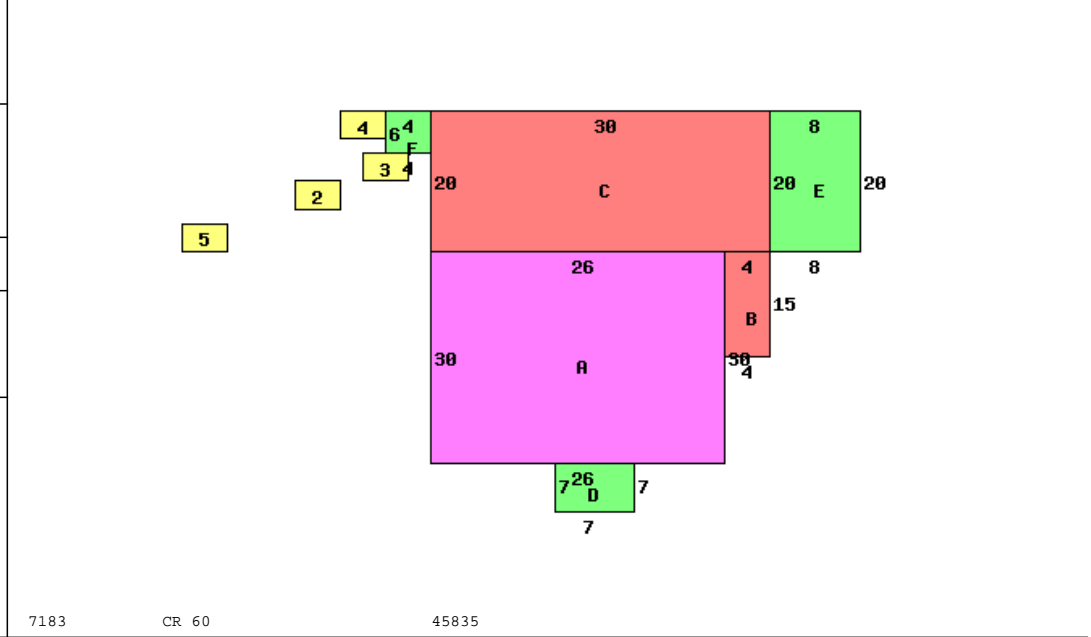
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1HB	F	M		780		b	ADDTN
1	F/C	A		60		c	ADDTN
1	F/C	A		600		d	PORCH
	STP	P		49	200	e	PORCH
	STP	P		160	640	f	PORCH
	STP	P		24	100		

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
2019	74570	23260	97830	4069.10
2018	74570	23260	97830	4072.28

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

2020	2021	2022	2023	CAMA
111	111	111	111	111
71.5000	71.5000	71.5000	71.5000	
412030	412030	412030	451400	451400
74540	74540	74540	96260	96270
486570t	486570t	486570t	547660t	547670t
137310	137310	137310	241690	241690
48060	48060	48060	84590	157990
26090	26090	26090	33690	33690
74150t	74150t	74150t	118280t	191680t
3360.44	3347.12	3329.84	4207.42	
4357.46	4340.18	4317.82	2610.98	
595.60	597.60	595.60	456.20	



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 670	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	