WASHINGTON TWP
NORTHERN SD 00400

Hardin County, Ohio
Michael T. Bacon, Auditor

43-290018.0000 RES
Q04 2026

sale

2023	DUNCAN JASON E & MEGA	2021-08-26
2024	DUNCAN JASON E & MEGA	2021-08-26
2025	DUNCAN JASON E & MEGA	2021-08-26
2026	DUNCAN JASON E & MEGAN	2021-08-26 S 1/2 SW 1/4 29 5.631A
	7097 CR 60	1WD
		$239,000
	DOLA OH 45835	

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

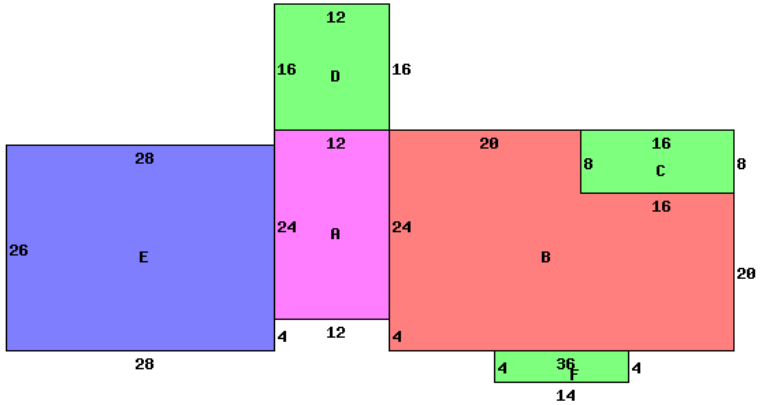
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	5.6310	5.6310	5.6310	5.6310	5.6310			
Land100%	32770	32770	32770	32770		32770	35030	35030
Bldg100%	202940	202940	202940	202940		202940	256600	256600
Totl100%	235710t	235710t	235710t	235710t		235710t	291630t	291630t
Cauv100%								
Tax Value:								
Land 35%	11470	11470	11470	11470		11470	12260	12260
Bldg 35%	71030	71030	71030	71030		71030	89810	89810
Totl 35%	82500t	82500t	82500t	82500t		82500t	102070t	102070t
Hmstd35%	76280	76280	76280	76280		76280	95850	
Owner Oc	71.30	71.04	70.76	70.76	70.76	hmstd 5250 l	71030 b	
Hmstd RB								
Net Tax	2863.38	2888.40	2877.10	2877.10	2877.10			
Sp-Asmnt	34.69	31.69	37.18	37.18				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	B/C	M		288		a	*MAIN
1HB	B	A		880		b	ADDTN
F	OMP	P		128	4480	c	PORCH
	DK	P		192	2880	d	PORCH
	B2	G		728	20380	e	GRAGE
	STP	P		56	220	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
434	1	2021-08-26	DUNCAN JASON E & MEGAN E	1WD	239000	23260	172740
229	1	2019-06-06	VANATTA NICHOLAS A & JUST	1FD	209000	20690	152860
20	1	2018-01-24	WILSON THOMAS R & JULIE T	1QC *	0	26060	152860
356	1	2002-08-23	WILSON THOMAS R & JULIE	1QC *	0	21060	103170

Year	Land	Bldg	Total	Net Tax
2022	8140	60460	68600	3004.32
2021	8140	60460	68600	3019.86

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



7097 CR 60 45835

Occupancy 1 Single Family *DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	BRICK	1168	108640
	Full Upper	BRICK	128	15890
	Part Upper	BRICK	880	40720
	Basement		440	8460
	Subtotal			173710
Shingle	Roof	GAMBREL		

	B	1	2	U	A
Plaster/Drywall		X	X		
Panelled Wall			X		
Unfinished Wall	X				
Floor/Carpet		X	X		
Floor/Concrete	X				
Floor/Tile-Lino		L			
Number of Rooms		1	5	3	
Bedrooms			3		
Fireplace					
Openings		1			
Stacks		1			
Central Heat		A			
Heat Pump		A			
Central A/C		A			
Plumbing					
Standard		1			
Extra 3 Fixture		1			
Extra 2 Fixture		1			
Extra Fixture		1			

Fireplaces	2000
Air Conditioning	3880
Plumbing	4200
Garages and Carports	20380
Extra Features	7580
Total Value	211750
PUB ELECTRIC	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Neighborhood:	
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	1 B/C		2176		C+	1979GD	232930	.28		256600

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	4.6310				5000	3840	17780	17780

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