WASHINGTON TWP
NORTHERN SD 00400

Hardin County, Ohio
Michael T. Bacon, Auditor

43-300005.0000 RES
R12 2025

sale

2022	MATSON THOMAS K & NAN	2005-05-31	
2023	MATSON THOMAS K & NAN	2005-05-31	
2024	MATSON THOMAS K & NAN	2005-05-31	
2025	MATSON THOMAS K & NANCY	2005-05-31 PT S 1/2 NE 1/4 30	5.00A
	4281 TR 85	2WD	
		$37,000	
	DOLA OH 45835		

2027	MATSON THOMAS K & NANCY	2026-02-27	
	4281 TR 85	2WD	
	DOLA OH 45835		

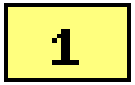
Eff Rate:– 49.61 — 39.31 — 39.59 — 39.44 — a/r

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	599	599	599	599	599
Acres	5.0000	5.0000	5.0000	5.0000	
Land100%	11260	18740	18740	18740	18750
Bldg100%	3630	4600	4600	4600	4610
Totl100%	14890t	23340t	23340t	23340t	23360t
Cauv100%					
Tax Value:					
Land 35%	3940	6560	6560	6560	6560
Bldg 35%	1270	1610	1610	1610	1610
Totl 35%	5210t	8170t	8170t	8170t	8180t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	233.96	290.62	293.06	291.92	
Sp-Asmnt	9.00	9.00	6.00	9.00	

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
107	2	2026-02-27	MATSON THOMAS K & NANCY	2WD *	0	18740	4600
337	2	2005-05-31	MATSON THOMAS K & NANCY	2WD	37000	5740	0
942	4	1992-10-09		4CT *	0	0	5800

Year	Land	Bldg	Total	Net Tax
2021	3940	1270	5210	235.18
2020	3940	1270	5210	236.12

project		ben acres	/ %	factor
110	HOG CREEK MAINLINE - HOG CR. XA/2025			
120	STOLL - HOG CREEK XA/2025			
121	TIGHE - HOG CREEK XA/2025			
577	OTTAWA RIVER PROJECT MAINT XA/2021			



4281 TR 85 45835

PUB PAVED ST/RD

Neighborhood:
Code: 4300
Dwl/Gar/NC% 1.2100

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	Garage		20X32	640		C	1962FR	15360	.70		4610

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
small acreage	5.0000				5000	3750	18750	18750

Call Back: Sign: PSN Date: 2015-09-17 Lister: 43-300005.0000-v082020R