WASHINGTON TWP
NORTHERN SD 00400

Hardin County, Ohio
Michael T. Bacon, Auditor

43-320011.0000 RES
T23 2026

sale

2023 GIBSON ROBERT R & PEG	2013-12-06	
2024 GIBSON ROBERT R & PEG	2013-12-06	
2025 GIBSON ROBERT R & PEG	2013-12-06	
2026 GIBSON ROBERT R & PEGGY	2013-12-06 PT NE 1/4 32 4.25A	
7586 CR 60	1TD	
	$65,000	
DOLA OH 45835		

2027 GIBSON ROBERT R	2025-09-24	
7586 CR 60	3AF	
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	4.2500	4.2500	4.2500	4.2500	4.2500			
Land100%	24740	24740	24740	24740		24740	27000	27000
Bldg100%	58770	58770	58770	58770		58770	73910	73900
Totl100%	83510t	83510t	83510t	83510t		83510t	100910t	100900t
Cauv100%								
Tax Value:								
Land 35%	8660	8660	8660	8660		8660	9450	9450
Bldg 35%	20570	20570	20570	20570		20570	25870	25870
Totl 35%	29230t	29230t	29230t	29230t		29230t	35320t	35320t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1039.76	1048.52	1044.44	1044.44	1044.44			
Sp-Asmnt	60.17	57.17	63.22	63.22				

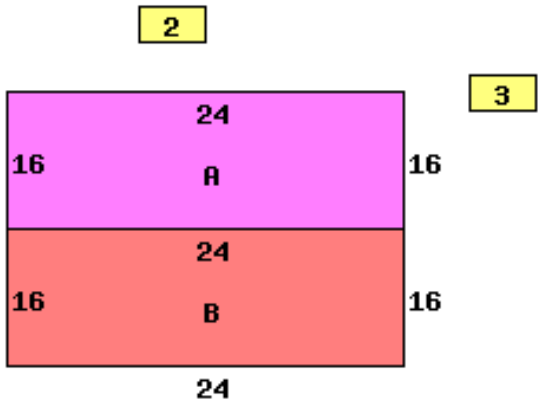
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	
1 Q	F	M		384	a	*MAIN
1	F	A		384	b	ADDTN

owner said this is only used for holidays and family parties

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
428	3	2025-09-24	GIBSON ROBERT R	3AF *	0	24740	58770
587	1	2013-12-06	GIBSON ROBERT R & PEGGY S	1TD	65000	18660	32940
543	1	2013-12-06	ODONNELL MARIANNE ETAL TR	1TD *	0	18660	32940
122	1	1994-02-14	KAIN LIVING TRUST (RICHA	1WD *	0	0	38110

Year	Land	Bldg	Total	Net Tax
2022	6120	18320	24440	1097.54
2021	6120	18320	24440	1103.22

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



7586 CR 60 45835

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1Q				
Floor Level	Main	FRAME	768	93840
	Qtr Story	FRAME	384	6850
	Subtotal			100690
Metal	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		
Floor/Pine			X		
Floor/Carpet		X			
Floor/Tile-Lino		X			
Number of Rooms		2	1		
Plumbing					
Standard		1			

Heating	-1400
Total Value	99290
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 QF		768		D	1979AV	79430	.30	.15	72310
2	Shed	*SV 0	8X10	80			OLD/FR	300			300
3	Shed		16X24	384		D	1984AV	3690	.65		1290

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
other	3.2500				3000	3000	9750	9750

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

43-320011.0000-v082020R