

WASHINGTON TWP  
NORTHERN SD

00400

Hardin County, Ohio  
Michael T. Bacon, Auditor

43-330006.0000  
U08

AGR  
2025

sale

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

2022	KAHLER BETTY C	2016-03-15	
2023	KAHLER BETTY C	2016-03-15	
2024	ARMENTROUT SUSAN L ET	2023-07-28	
2025	ARMENTROUT SUSAN L ETAL	2023-07-28	SE 1/4 NE 1/4 33 40.00A
	5457 TR 105	7WD	
	DOLA OH 45835	\$0	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	40.0000	40.0000	40.0000	40.0000	
Land100%	213830	234890	234890	234890	234890
Bldg100%	89000	106770	106770	106770	106780
Totl100%	302830t	341660t	341660t	341660t	341670t
Cauv100%	57230	108890	108890	108890	108890
Tax Value:					
Land 35%	20030	38110	38110	38110	82210
Bldg 35%	31150	37370	37370	37370	37370
Totl 35%	51180t	75480t	75480t	75480t	119580t
Hmstd35%	26050		30940	30940	
Owner Oc	30.64	28.92		28.70	
Hmstd RB	382.62	317.62		353.24	
Net Tax	1885.08	2338.42	2707.60	2315.08	
Cauv Sav	2461.34	1568.72	1581.96	1575.78	
Sp-Asmnt	26.10	26.10	18.00	34.20	

hmstd 5250 l 25690 b

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	B	M		1105	2700	b	PORCH
	OFF	P		90			

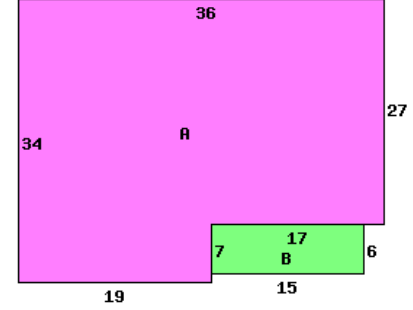
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
305	7	2023-07-28	ARMENTROUT SUSAN L ETAL	7WD *	0	213830	89000
108	7	2016-03-15	KAHLER BETTY C	7AF *	0	154630	66430
434	7	2014-08-27	KAHLER KENNETH E & BETTY	7QC *	0	123310	62030

Year	Land	Bldg	Total	Net Tax
2021	20030	31150	51180	1894.84
2020	20030	31150	51180	1902.42

project ben acres / % factor

500	HARDIN COUNTY LANDFILL	XA/2025
110	HOG CREEK MAINLINE - HOG CR.	XA/2025
577	OTTAWA RIVER PROJECT MAINT	XA/2021

4  
2  
5



3

5457 TR 105 45835

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	BRICK	1105 112090
	Full Upper	BRICK	1105 67250
	Basement		552 10510
	Subtotal		189850
Metal	Roof	HIP	
	B 1 2 U A		
Plaster/Drywall	X X	Heating	-1370
Unfinished Wall	X	Plumbing	1400
Floor/Hardwood	X	Extra Features	2700
Floor/Pine	X X	Total Value	192580
Number of Rooms	1 3 4		
Bedrooms	4	PUB ELECTRIC	
		PRIV WATER	
		PRIV SEWER	
Central Heat	X	PUB PAVED ST/RD	
HOT WATER			
Plumbing			
Standard	1	Neighborhood:	
Extra 2 Fixture	1	Code:	4300
		Dwl/Gar/NC%	1.2100

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2TB F		2210		C-	1910FR		173320	.65		73400
2 Flat Barn		36X50	1800		D	OLD/PR		17280	.80	.50	1730
3 Poultry Ho	*SV 0	12X80	960		D	OLD/VP		200			200
4 Lean-To	*NV	28X64	0		D	OLD/FR		0			0
5 Pole Build		56X72	4032		C	2011AV		48380	.35		31450

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	2.0694	6030	12480	2660	5510
C 2	BOB BLOUNT SILT LOAM, 2	27.7347	5770	160030	2360	65450
C 52	PKA PEWAMO SICL 0-1% SL	5.9022	6490	38310	3560	21010
W 2	BOB BLOUNT SILT LOAM, 2	1.8061	3130	5650	470	850
W 52	PKA PEWAMO SICL 0-1% SL	.6346	5370	3410	1670	1060
C 51	WSTL WASTE LAND	.0971	120	10	50	10
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000
980	ROAD ROAD	.7559				

Call Back: Sign: PSN Date: 2015-09-18 Lister: 43-330006.0000-v082020R