

WASHINGTON TWP
NORTHERN SD

00400

Hardin County, Ohio
Michael T. Bacon, Auditor

43-330008.0000
U04

AGR
2025

sale

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

2022 HENSEL DENNIS E & ROX	1992-03-31	
2023 D & R AG LLC	2022-01-26	
2024 D & R AG LLC	2022-01-26	
2025 D & R AG LLC	2022-01-26	PT S 1/2 SE 1/4 33
8593 SR 701	40	75.50A
KENTON OH 43326	\$0	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	75.5000	75.5000	75.5000	75.5000	
Land100%	400800	439200	439200	439200	439200
Bldg100%	35000	42340	42340	42340	42330
Totl100%	435800t	481540t	481540t	481540t	481530t
Cauv100%	101740	201370	201370	201370	201370
Tax Value:					
Land 35%	35610	70480	70480	70480	153720
Bldg 35%	12250	14820	14820	14820	14820
Totl 35%	47860t	85300t	85300t	85300t	168540t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	2149.24	3034.28	3059.86	3047.92	
Cauv Sav	4700.44	2960.98	2985.98	2974.30	
Sp-Asmnt	34.21	34.21	21.00	47.42	

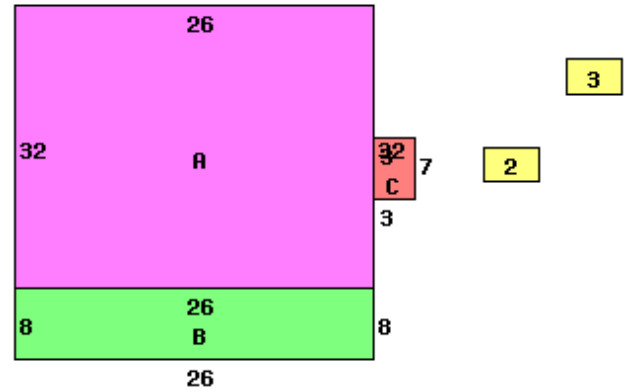
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1HB	F	M		832		b	PORCH
1	F/C	A		208	6240	c	ADDTN
				21			

2022 dupl added easement of .0190 acres listed as road frontage

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
54	40	2022-01-26	D & R AG LLC	40 *	0	400910	35000
53	40	2022-01-26	HENSEL ROXIE L	40 *	0	400910	35000
52	40	2022-01-26	HENSEL DENNIS E	40 *	0	400910	35000
276	1	1992-03-31		LWD	88000	0	102600
275	1	1992-03-31		LUN *	0	0	102600

Year	Land	Bldg	Total	Net Tax
2021	35610	12250	47860	2160.40
2020	35610	12250	47860	2168.98

p r o j e c t		ben acres	/ %	factor
110	HOG CREEK MAINLINE - HOG CR.			XA/2025
500	HARDIN COUNTY LANDFILL			XA/2025
181	BAMBERG - HOG CREEK			XA/2025
577	OTTAWA RIVER PROJECT MAINT			XA/2021



8593 SR 701 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1H	Sq-Ft	Value
Floor Level	Main	FRAME	853 97230
	Part Upper	FRAME	832 36440
	Basement		832 15560
	Subtotal		149230
Shingle	Roof	GABLE	
Plaster/Drywall	X X	Extra Features	6240
Panelled Wall	X	Total Value	155470
Unfinished Wall	X		
Floor/Hardwood	X	PUB ELECTRIC	
Floor/Pine	X X	PRIV WATER	
Number of Rooms	1 5 2	PRIV SEWER	
Bedrooms	1 2	PUB PAVED ST/RD	
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	4300
Plumbing		Dwl/Gar/NC%	1.2100
Standard	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	LHB F		1685			C-	1920PR	139920	.75		42330
2 Garage	*NV	0 20X20	400				OLD/PR	0			0
3 Crib/Grana	*NV	0 20X28	560				OLD/PR	0			0
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv					
C 1	BOA BLOUNT SILT LOAM 0-	2.8852	6030	17400	2660	7680					
C 2	BOB BLOUNT SILT LOAM, 2	37.8836	5770	218590	2360	89410					
C 14	GWB GLYNWOOD SILT LOAM	7.6913	5400	41530	1750	13460					
C 39	PM PEWAMO SILTY CLAY L	5.2113	6490	33820	3560	18550					
C 52	PKA PEWAMO SICL 0-1% SL	14.6748	6490	95240	3560	52240					
W 1	BOA BLOUNT SILT LOAM 0-	.0787	3610	280	770	60					
W 2	BOB BLOUNT SILT LOAM, 2	.7704	3130	2410	470	360					
W 14	GWB GLYNWOOD SILT LOAM	.2711	2830	770	750	200					
W 52	PKA PEWAMO SICL 0-1% SL	2.6295	5370	14120	1670	4390					
C 51	WSTL WASTE LAND	.3509	120	40	50	20					
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000					
980	ROAD ROAD	2.0342									
980	ROAD ROAD	.0190									
		75.5		439200	(100%)	201370		CAUV # 4458			
				153720	(35%)	70480					