WASHINGTON TWP
NORTHERN SD 00400

Hardin County, Ohio
Michael T. Bacon, Auditor

43-330008.0000 AGR
U04 2026

sale

2023 D & R AG LLC	2022-01-26	
2024 D & R AG LLC	2022-01-26	
2025 D & R AG LLC	2022-01-26	
2026 D & R AG LLC	2022-01-26 PT S 1/2 SE 1/4 33	
8593 SR 701	40 75.50A	
	$0	
KENTON OH 43326		

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	75.5000	75.5000	75.5000	75.5000	75.5000			
Land100%	439200	439200	439200	439200		439200	636970	636970
Bldg100%	42340	42340	42340	42340		42340	53510	53520
Totl100%	481540t	481540t	481540t	481540t		481540t	690490t	690490t
Cauv100%	201370	201370	201370	201370		439200	636970	195630
Tax Value:								
Land 35%	70480	70480	70480	70480		70480	68470	222940
Bldg 35%	14820	14820	14820	14820		14820	18730	18730
Totl 35%	85300t	85300t	85300t	85300t		85300t	87200t	241670t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	3034.28	3059.86	3047.92	3047.92	3047.92			
Cauv Sav	4700.44	2960.98	2985.98	2974.30				
Sp-Asmnt	34.21	21.00	47.42	47.42				

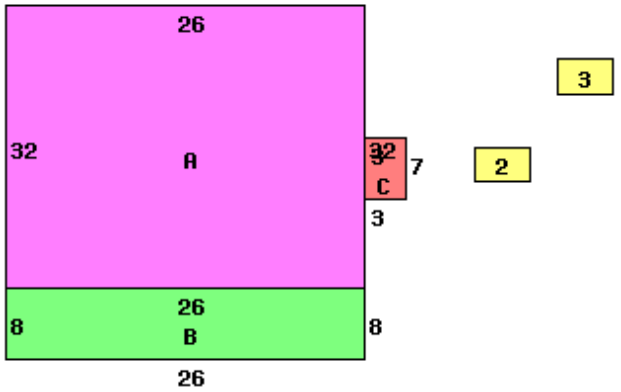
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		832		a	*MAIN
	OP	P		208	6240	b	PORCH
1	F/C	A		21		c	ADDTN

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		1WD		88000	0	102600
275	1	1992-03-31		1UN	*	0	0	102600

Year	Land	Bldg	Total	Net Tax
2022	35610	12250	47860	2149.24
2021	35610	12250	47860	2160.40

project			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

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	853	97230
	Part Upper	FRAME	832	36440
	Basement		832	15560
	Subtotal			149230
Shingle	Roof	GABLE		

B 1 2 U A

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%	1.5300
Standard	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1HB F		1685		C-	1920PR	139920	.75		53520
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	8740	25220	2550	7360
C 2	BOB	BLOUNT SILT LOAM, 2	37.8836	8370	317090	2230	84480
C 14	GWB	GLYNWOOD SILT LOAM	7.6913	7830	60220	1630	12540
C 39	PM	PEWAMO SILTY CLAY L	5.2113	9410	49040	3450	17980
C 52	PKA	PEWAMO SICL 0-1% SL	14.6748	9410	138090	3450	50630
W 1	BOA	BLOUNT SILT LOAM 0-	.0787	5230	410	230	20
W 2	BOB	BLOUNT SILT LOAM, 2	.7704	4540	3500	230	180
W 14	GWB	GLYNWOOD SILT LOAM	.2711	4100	1110	230	60
W 52	PKA	PEWAMO SICL 0-1% SL	2.6295	7790	20480	230	610
C 51	WSTL	WASTE LAND	.3509	170	60	50	20
670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
980	ROAD	ROAD	2.0342				
980	ROAD	ROAD	.0190				
			75.5		636970	(100%)	195630
					222940	(35%)	68470

CAUV # 4458

Call Back: Sign: PSN Date: 2015-09-18 Lister:

43-330008.0000-v082020R