

WASHINGTON TWP  
NORTHERN SD

00400

Hardin County, Ohio  
Michael T. Bacon, Auditor

43-340005.0000  
V08

AGR  
2025

sale

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

2022 HENSEL DENNIS E & ROX	2004-03-17
2023 D & R AG LLC	2022-01-26
2024 D & R AG LLC	2022-01-26
2025 D & R AG LLC	2022-01-26
9758 CR 60	2022-01-26 PT N 1/2 NE 1/4 34
	40 78.62A SEE 43-340005.01
	\$0 FOR REST OF SPECIAL ASSES
DOLA OH 45835	

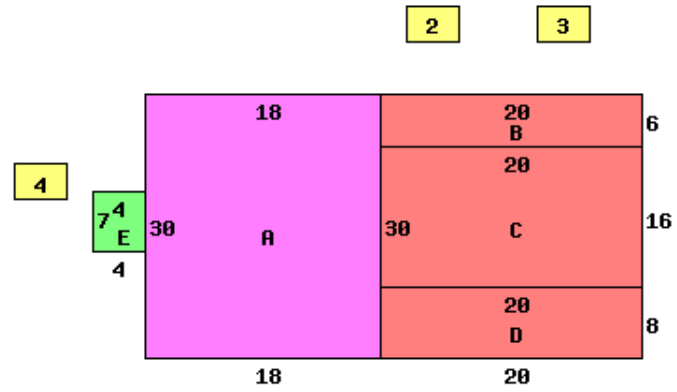
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	78.6200	78.6200	78.6200	78.6200	
Land100%	439000	480850	480860	480860	480850
Bldg100%	73710	96940	96940	96940	96940
Totl100%	512710t	577800t	577800t	577800t	577790t
Cauv100%	128740	237510	237510	237510	237500
Tax Value:					
Land 35%	45060	83130	83130	83130	168300
Bldg 35%	25800	33930	33930	33930	33930
Totl 35%	70860t	117060t	117060t	117060t	202230t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	3182.10	4164.04	4199.16	4182.76	
Cauv Sav	4876.48	3029.64	3055.20	3043.26	
Sp-Asmnt	126.50	185.18	171.53	201.47	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	F	M		540			
1 B	F	A		120		b	ADDTN
1HB	F	A		320		c	ADDTN
1	F/C	A		160		d	ADDTN
	OP	P		28	840	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
54	40	2022-01-26	D & R AG LLC	40 *	0	439000	73710
53	40	2022-01-26	HENSEL ROXIE L	40 *	0	439000	73710
52	40	2022-01-26	HENSEL DENNIS E	40 *	0	439000	73710
139	1	2004-03-17	HENSEL DENNIS E & ROXIE	LWD	296000	139400	61800
117	1	2004-03-17	BEACH KAREN ETAL	1AF *	0	139400	61800
82	1	1999-02-26	BEACH KAREN ET AL	LWD *	0	95910	46200
707	1	1997-12-30	KRAFT VIRGINIA	1AF *	0	95910	46200

Year	Land	Bldg	Total	Net Tax
2021	45060	25800	70860	3198.60
2020	45060	25800	70860	3211.34

Project	ben acres	%	factor
110 HOG CREEK MAINLINE - HOG CR.			XA/2025
115 IRETTON - HOG CREEK			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025
118 MCKINSTRY - HOG CREEK			XA/2025
274 HILLER #875 - HOG CREEK			XA/2025
577 OTTAWA RIVER PROJECT MAINT			XA/2021
328 MILLER DITCH - HOG CREEK			XA/2025



9758 CR 60 45835

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level			
	Main	FRAME	1140 105210
	Full Upper	FRAME	540 45840
	Part Upper	FRAME	320 18680
	Basement		980 18280
	Subtotal		188010
Metal	Roof	GABLE	
	B 1 2 U A		
	P P		
Plaster/Drywall		Air Conditioning	3530
Unfinished Wall	X	Plumbing	1400
Floor/Pine	X X	Extra Features	840
Floor/Carpet	X	Total Value	193780
Number of Rooms	1 4 3		
Bedrooms	3		
Central Heat	A	PUB ELECTRIC	
FORCED AIR		PRIV WATER	
Central A/C	A	PRIV SEWER	
Plumbing		PUB PAVED ST/RD	
Standard	1	Neighborhood:	
Extra 2 Fixture	1	Code:	4300
		Dwl/Gar/NC%	1.2100

Bldg Type	SHB+Cons	DixFt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 B F	2000			C-	OLD/AV		174400	.55	.10	85470
2 Shed		30X34	1020		D	OLD/FR		9790	.70		2940
3 Pole Build		30X48	1440		C	1950FR		17280	.70		5180
4 Garage		20X24	480		D	OLD/FR		9220	.70		3350
Tab #	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv				
C 1	BOA	BLOUNT SILT LOAM 0-	37.6951	6030	227300	2660	100270				
C 2	BOB	BLOUNT SILT LOAM, 2	10.7147	5770	61820	2360	25290				
C 52	PKA	PEWAMO SICL 0-1% SL	27.2311	6490	176730	3560	96940				
670	HSITE	HOMESITE	1.0000	15000	15000	15000	15000				
980	ROAD	ROAD	1.9791								
				78.62		480850	(100%)	237500			CAUV # 4458
						168300	( 35%)	83130			