

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
DOLA OH 45835	\$0 FOR REST OF SPECIAL ASSES

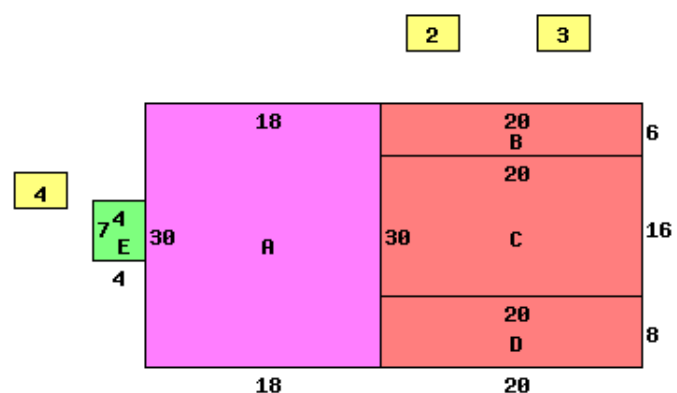
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	111	111	111	111	111	111
Acres	78.6200	78.6200	78.6200	78.6200	78.6200	480850
Land100%	439000	480850	480860	480860	237510	96940
Bldg100%	73710	96940	96940	96940	96940	577790t
Totl100%	512710t	577800t	577800t	577800t	334460t	237500
Cauv100%	128740	237510	237510	237510		
Tax Value:						
Land 35%	45060	83130	83130	83130	83130	168300
Bldg 35%	25800	33930	33930	33930	33930	33930
Totl 35%	70860t	117060t	117060t	117060t	117060t	202230t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	3182.10	4164.04	4199.16	4182.76	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		b	ADDTN
1 B	F	A		120		c	ADDTN
1HB	F	A		320		d	ADDTN
1	F/C	A		160		e	FORCH
1	OP	P		28	840		

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

p r o j e c t		ben acres / % factor	
110	HOG CREEK MAINLINE - HOG CR.	XA/2025	
115	IRETON - 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
Plaster/Drywall	P P 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					

Call Back:

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

43-340005.0000-v082020R