WASHINGTON TWP
NORTHERN SD 00400

Hardin County, Ohio
Michael T. Bacon, Auditor

43-340005.0000 AGR
V08 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 N 1/2 NE 1/4 34	
9758 CR 60	40 78.62A SEE 43-340005.01	
	$0 FOR REST OF SPECIAL ASSES	
DOLA OH 45835		

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

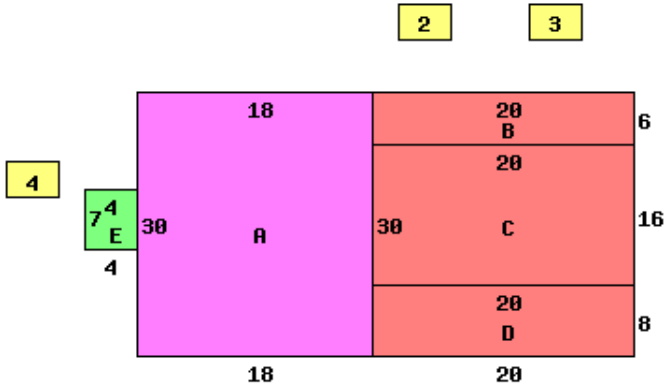
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	78.6200	78.6200	78.6200	78.6200	78.6200			
Land100%	480860	480860	480860	480860		480860	697140	697130
Bldg100%	96940	96940	96940	96940		96940	120430	120420
Totl100%	577800t	577800t	577800t	577800t		577800t	817570t	817550t
Cauv100%	237510	237510	237510	237510		480860	697140	235710
Tax Value:								
Land 35%	83130	83130	83130	83130		83130	82500	244000
Bldg 35%	33930	33930	33930	33930		33930	42150	42150
Totl 35%	117060t	117060t	117060t	117060t		117060t	124650t	286140t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	4164.04	4199.16	4182.76	4182.76	4182.76			
Cauv Sav	4876.48	3029.64	3055.20	3043.26				
Sp-Asmnt	185.18	171.53	201.47	201.47				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		540		a	*MAIN
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	1WD		296000	139400	61800
117	1	2004-03-17	BEACH KAREN ETAL	1AF	*	0	139400	61800
82	1	1999-02-26	BEACH KAREN ET AL	1WD	*	0	95910	46200
707	1	1997-12-30	KRAFT VIRGINIA	1AF	*	0	95910	46200

Year	Land	Bldg	Total	Net Tax
2022	45060	25800	70860	3182.10
2021	45060	25800	70860	3198.60

project			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

			Sq-Ft	Value
Story Height 2				
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

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		PUB ELECTRIC	
			PRIV WATER	
Central Heat	A		PRIV SEWER	
FORCED AIR			PUB PAVED ST/RD	
Central A/C	A			
Plumbing			Neighborhood:	
Standard	1		Code:	4300
Extra 2 Fixture	1		Dwl/Gar/NC%	1.5300

	Bldg Type	SHB+Cons	DixHt FtxFt	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	108070
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		4230

Tab	#	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA	BLOUNT SILT LOAM 0-	37.6951	8740	329460	2550	96120
C	2	BOB	BLOUNT SILT LOAM, 2	10.7147	8370	89680	2230	23890
C	52	PKA	PEWAMO SICL 0-1% SL	27.2311	9410	256240	3450	93950
	670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
	980	ROAD	ROAD	1.9791				
				78.62		697130	(100%)	235710
						244000	(35%)	82500

CAUV # 4458

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

43-340005.0000-v082020R