

WASHINGTON TWP  
NORTHERN SD

00400

Hardin County, Ohio  
Michael T. Bacon, Auditor

43-340007.0000  
V02

AGR  
2025

sale

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

2022	KRAFT VELMA I TRUSTEE	2014-10-15
2023	KRAFT VELMA I TRUSTEE	2014-10-15
2024	KRAFT VELMA I TRUSTEE	2014-10-15
2025	KRAFT VELMA I TRUSTEE	2014-10-15
5803 CR 115		2014-10-15 PT E 1/2 34 160.00A
KENTON OH 43326		\$0 REST OF SPECIAL ASSESSMEN

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	160.0000	160.0000	160.0000	160.0000	
Land100%	847260	927090	927090	927090	927090
Bldg100%	154260	169570	169570	169570	169560
Totl100%	1001510t	1096660t	1096660t	1096660t	1096650t
Cauv100%	219540	430430	430430	430430	430420
Tax Value:					
Land 35%	76840	150650	150650	150650	324480
Bldg 35%	53990	59350	59350	59350	59350
Totl 35%	130830t	210000t	210000t	210000t	383830t
Hmstd35%	54650	60190	60190	60190	
Owner Oc	64.28	56.26	56.06	55.82	hmstd 5250 l 54940 b
Hmstd RB	382.62	317.62	342.36	353.24	
Net Tax	5428.30	7096.18	7134.68	7094.62	
Cauv Sav	9866.08	6183.44	6235.58	6211.24	
Sp-Asmnt	676.50	997.74	967.32	1025.96	

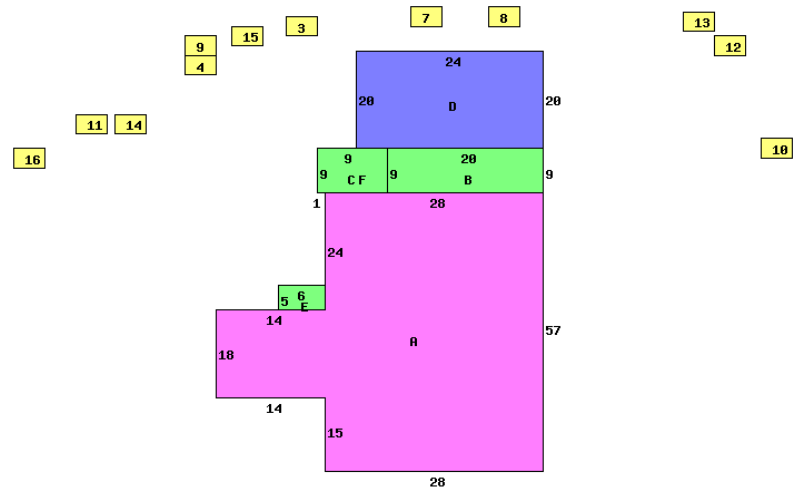
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 B	B	M		1848		b	PORCH
	EMP	P		180	8100	c	PORCH
	RFX	P		81	810	d	GRAGE
	B2	G		480	13440	e	PORCH
	STP	P		30	120	f	PORCH
	PAT	P		81	240		

gas fireplace

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
506	6	2014-10-15	KRAFT VELMA I TRUSTEE	6AF *	0	486600	123140
1002	8	1995-10-16	KRAFT CALVIN W & VELMA I	8QC *	0	139000	99000

Year	Land	Bldg	Total	Net Tax
2021	76840	53990	130830	5456.38
2020	76840	53990	130830	5478.18

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



5803 CR 115 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	BRICK	1848 145490
	Basement		1596 29530
	Subtotal		175020
Shingle	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	X X	1300 sq ft	Basement Finish 13860
Floor/Carpet	X X		Air Conditioning 3230
Number of Rooms	1 6		Plumbing 1400
Bedrooms	3		Garages and Carports 13440
Central Heat	A		Extra Features 9270
ELECTRIC			Total Value 216220
Central A/C	A		
Plumbing			PUB ELECTRIC
Standard	1		PRIV WATER
Extra 2 Fixture	1		PRIV SEWER
			PUB PAVED ST/RD

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 B B		3148			C 1971AV	216220	.40		156980
3 Shed		24X36	864			D OLD/FR	8290	.70		2490
4 Farrowing		18X40	720			D OLD/AV	4320	.65		1510 ALL SD OPN
7 Garage	*SV 0	20X26	520			D OLD/FR	700			700
8 Poultry Ho	*SV 0	20X30	600			D OLD/FR	400			400
9 Shed		24X40	960			C- OLD/FR	10370	.70		3110
10 Shed	*NV 0	10X12	120			D OLD/FR	0			0
11 Shed	*SV	12X16	192			D OLD/FR	200			200
12 Grain Bin	*PP 0	24X18	432			C 1973AV	0			0
13 Grain Bin	*PP	30X20	600			C 1971AV	0			0
14 Grain Bin	*PP	18X16	288			C OLD/AV	0			0
15 Lean-To		16X30	480			D OLD/AV	1540	.65		540 ALL SD OPN
16 Shed		36X30	1080			D OLD/AV	10370	.65		3630

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	4.4442	6030	26800	2660	11820
C 2	BOB BLOUNT SILT LOAM, 2	86.1067	5770	496840	2360	203210
C 14	GWB GLYNWOOD SILT LOAM	1.0996	5400	5940	1750	1920
C 39	PM PEWAMO SILTY CLAY L	1.9391	6490	12580	3560	6900
C 52	PKA PEWAMO SICL 0-1% SL	51.0715	6490	331450	3560	181820
W 1	BOA BLOUNT SILT LOAM 0-	2.4562	3610	8870	770	1890
W 2	BOB BLOUNT SILT LOAM, 2	2.6837	3130	8400	470	1260
W 52	PKA PEWAMO SICL 0-1% SL	3.9500	5370	21210	1670	6600
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000
980	ROAD ROAD	5.2490				

160 927090 (100%) 430420 CAUV # 324  
324480 ( 35%) 150650

Call Back: Sign: PSN Date: 2018-09-21 Lister: 43-340007.0000-v082020R  
Call Back: Sign: PSN Date: 2018-09-21 Lister:  
Call Back: Sign: LRS Date: 2010-04-09 Lister: