WASHINGTON TWP
NORTHERN SD 00400

Hardin County, Ohio
Michael T. Bacon, Auditor

43-340007.0000 AGR
V02 2026

sale

2023	KRAFT VELMA I TRUSTEE	2014-10-15
2024	KRAFT VELMA I TRUSTEE	2014-10-15
2025	KRAFT VELMA I TRUSTEE	2014-10-15
2026	KRAFT VELMA I TRUSTEE	2014-10-15 PT E 1/2 34 160.00A
	5803 CR 115	6AF SEE PCL 43-340007.01 FOR
		$0 REST OF SPECIAL ASSESSMEN
	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	160.0000	160.0000	160.0000	160.0000	160.0000			
	Land100%	927090	927090	927090	927090		927090	1344540	1344540
	Bldg100%	169570	169570	169570	169570		169570	211060	211070
	Totl100%	1096660t	1096660t	1096660t	1096660t		1096660t	1555600t	1555610t
	Cauv100%	430430	430430	430430	430430		927090	1344540	411880
	Tax Value:								
	Land 35%	150650	150650	150650	150650		150650	144160	470590
	Bldg 35%	59350	59350	59350	59350		59350	73870	73870
	Totl 35%	210000t	210000t	210000t	210000t		210000t	218030t	544460t
	Hmstd35%	60190	60190	60190	60190		60190	77080	
	Owner Oc	56.26	56.06	55.82	55.82	55.82	hmstd 5250 l	54940 b	
	Hmstd RB	317.62	342.36	353.24	353.24	353.24			
	Net Tax	7096.18	7134.68	7094.62	7094.62	7094.62			
	Cauv Sav	9866.08	6183.44	6235.58	6211.24				
	Sp-Asmnt	997.74	967.32	1025.96	1025.96				

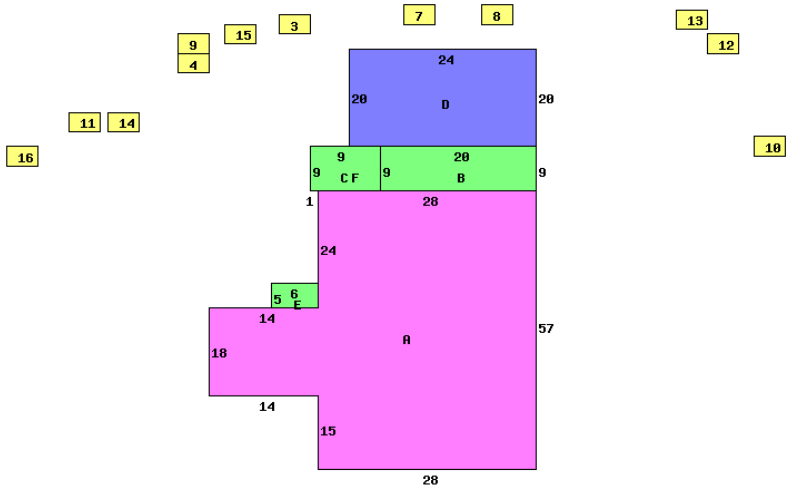
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	B	M		1848		a	*MAIN
	EMP	P		180	8100	b	PORCH
	RFX	P		81	810	c	PORCH
	B2	G		480	13440	d	GRAGE
	STP	P		30	120	e	PORCH
	PAT	P		81	240	f	PORCH

gas fireplace

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
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
2022	76840	53990	130830	5428.30
2021	76840	53990	130830	5456.38

	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		



5803 CR 115 43326

Occupancy 1 Single Family

			*DWELLING COMPUTATIONS Sq-Ft	Value
Story Height 1				
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
			Extra Features	9270
Central Heat	A		Total Value	216220
ELECTRIC				
Central A/C	A		PUB ELECTRIC	
Plumbing			PRIV WATER	
Standard	1		PRIV SEWER	
Extra 2 Fixture	1		PUB PAVED ST/RD	
			Neighborhood:	
			Code:	4300
			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	1 B B		3148		C	1971AV	216220	.40		198490	
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			OLD/FR	700			700	
8	Poultry Ho	*SV 0	20X30	600			OLD/FR	400			400	
9	Shed		24X40	960		C-	OLD/FR	10370	.70		3110	
10	Shed	*NV 0	10X12	120			OLD/FR	0			0	
11	Shed	*SV	12X16	192			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	8740	38840	2550	11330
C 2	BOB	BLOUNT SILT LOAM, 2	86.1067	8370	720710	2230	192020
C 14	GWB	GLYNWOOD SILT LOAM	1.0996	7830	8610	1630	1790
C 39	PM	PEWAMO SILTY CLAY L	1.9391	9410	18250	3450	6690
C 52	PKA	PEWAMO SICL 0-1% SL	51.0715	9410	480580	3450	176200
W 1	BOA	BLOUNT SILT LOAM 0-	2.4562	5230	12850	230	570
W 2	BOB	BLOUNT SILT LOAM, 2	2.6837	4540	12180	230	620
W 52	PKA	PEWAMO SICL 0-1% SL	3.9500	7790	30770	230	910
670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
980	ROAD	ROAD	5.2490				

160		1344540	(100%)	411880
		470590	(35%)	144160

CAUV # 324

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

43-340007.0000-v082020R