

WASHINGTON TWP
NORTHERN SD

00400

Hardin County, Ohio
Michael T. Bacon, Auditor

43-350002.0000
W19

AGR
2025

sale

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

2022 HENSEL DENNIS E & ROX	2010-12-09
2023 D & R AG LLC	2022-01-26
2024 D & R AG LLC	2022-01-26
2025 D & R AG LLC	2022-01-26
5148 CR 115	PT W 1/2 NW 1/4 35 72.183
	40 SEE PCL 43-350002.01
DOLA OH 45835	\$0 REST OF SPECIAL ASSESMEN

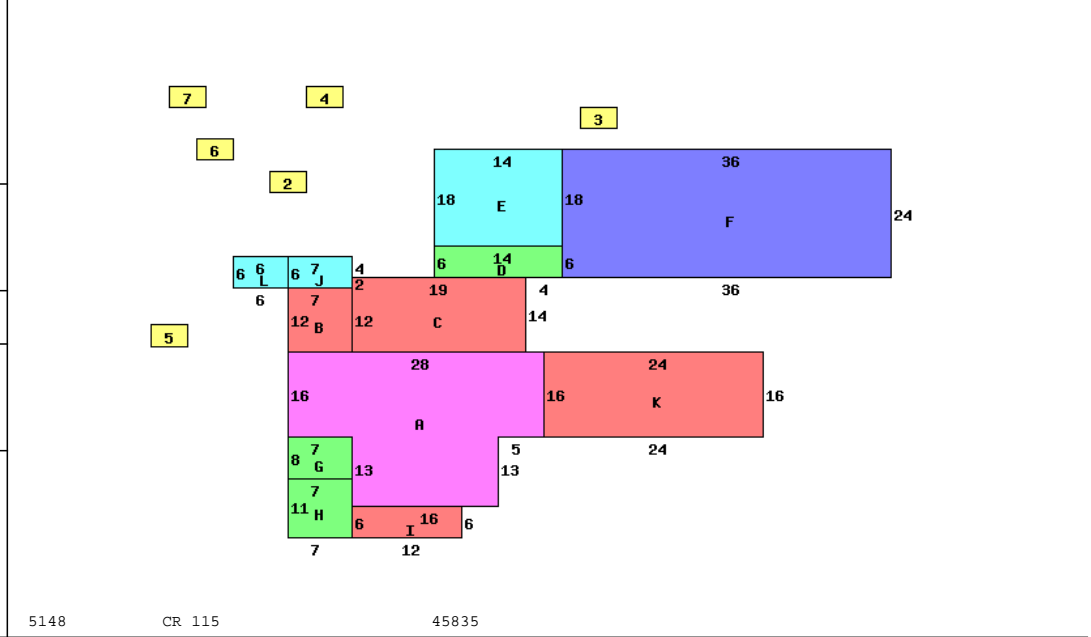
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	72.1830	72.1830	72.1830	72.1830	
Land100%	398600	436770	436770	436770	436760
Bldg100%	115570	126110	126110	126110	126110
Totl100%	514170t	562890t	562890t	562890t	562870t
Cauv100%	112200	211290	211290	211290	211280
Tax Value:					
Land 35%	39270	73950	73950	73950	152870
Bldg 35%	40450	44140	44140	44140	44140
Totl 35%	79720t	118090t	118090t	118090t	197000t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	3580.00	4200.66	4236.10	4219.56	
Cauv Sav	4501.46	2807.34	2831.02	2819.96	
Sp-Asmnt	47.86	62.23	51.10	176.26	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	F	M		656		a	ADDTN
1	F/C	A		84		b	ADDTN
1	F/C	A		266		c	ADDTN
	EFP	P		84	3360	d	PORCH
04	B	O		252	3020	e	OTHER
	F2	G		864	20740	f	GRAGE
	EFP	P		56	2240	g	PORCH
	OP	P		77	2310	h	PORCH
1	F/C	A		72		i	ADDTN
04	F	O		42	500	j	OTHER
1	F/C	A		384		k	ADDTN
04	F	O		36	430	l	OTHER

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
54	40	2022-01-26	D & R AG LLC	40 *	0	398600	115570
53	40	2022-01-26	HENSEL ROXIE L	40 *	0	398600	115570
52	40	2022-01-26	HENSEL DENNIS E	40 *	0	398600	115570
568	3	2010-12-09	HENSEL DENNIS E & ROXIE L	3ED	830000	170860	64060
419	3	2010-11-02	CASPER MARTHA I	3CT *	0	170860	64060
434	1	1991-06-07		1UN *	0	0	114030

Year	Land	Bldg	Total	Net Tax
2021	39270	40450	79720	3598.54
2020	39270	40450	79720	3612.88

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		
577 OTTAWA RIVER PROJECT MAINT	XA/2021		
274 HILLER #875 - HOG CREEK	XA/2025		



5148 CR 115 45835

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	1462 115070
	Full Upper	FRAME	656 51000
	Qtr Story	FRAME	266 1250
	Subtotal		167320
Metal	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	X X	266 sq ft	Attic Finish 4920
Unfinished Wall	X		Plumbing 2100
Floor/Pine	X X		Garages and Carports 20740
Number of Rooms	4 3 1		Extra Features 11860
Bedrooms	1 3		Total Value 206940
Central Heat	A		PUB ELECTRIC
ELECTRIC			PRIV WATER
Plumbing			PRIV SEWER
Standard	1		PUB PAVED ST/RD
Extra 3 Fixture	1		
		Neighborhood:	
		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 F/C		2384			C	OLD/AV	206940	.55		112680
2 Shed		28X40	1120			D	OLD/AV	10750	.65		3760
3 Shed	*SV	17X21	357				OLD/PR	200			200
4 Pole Build		42X40	1680		C		1997AV	20160	.55		9070
5 Shed	*PP	0 6X8	48				OLD/	0			0
6 Shed	*SV	16X20	320				OLD/PR	200			200
7 Shed	*SV	18X24	432				OLD/PR	200			200
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv					
C 1	BOA BLOUNT SILT LOAM 0-	10.7623	6030	64900	2660	28630					
C 2	BOB BLOUNT SILT LOAM, 2	34.7287	5770	200380	2360	81960					
C 52	PKA PEWAMO SICL 0-1% SL	24.0293	6490	155950	3560	85540					
W 1	BOA BLOUNT SILT LOAM 0-	.0388	3610	140	770	30					
W 2	BOB BLOUNT SILT LOAM, 2	.0127	3130	40	470	10					
W 52	PKA PEWAMO SICL 0-1% SL	.0656	5370	350	1670	110					
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000					
980	ROAD ROAD	1.5456									
		72.183		436760	(100%)	211280	CAUV # 4458				
				152870	(35%)	73950					

Call Back: Sign: PSN Date: 2015-09-18 Lister: 43-350002.0000-v082020R