WASHINGTON TWP
NORTHERN SD 00400

Hardin County, Ohio
Michael T. Bacon, Auditor

43-350002.0000 AGR
W19 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 W 1/2 NW 1/4 35 72.183
5148 CR 115	40	SEE PCL 43-350002.01
	$0	REST OF SPECIAL ASSESSMEN
DOLA OH 45835		

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

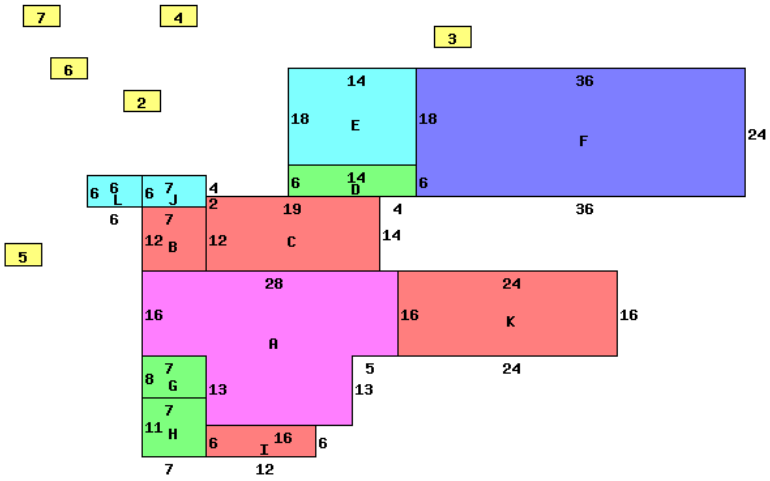
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	72.1830	72.1830	72.1830	72.1830	72.1830			
Land100%	436770	436770	436770	436770		436770	633370	633380
Bldg100%	126110	126110	126110	126110		126110	155910	155910
Totl100%	562890t	562890t	562890t	562890t		562890t	789290t	789290t
Cauv100%	211290	211290	211290	211290		436770	633370	209570
Tax Value:								
Land 35%	73950	73950	73950	73950		73950	73350	221680
Bldg 35%	44140	44140	44140	44140		44140	54570	54570
Totl 35%	118090t	118090t	118090t	118090t		118090t	127920t	276250t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	4200.66	4236.10	4219.56	4219.56	4219.56			
Cauv Sav	4501.46	2807.34	2831.02	2819.96				
Sp-Asmnt	62.23	51.10	176.26	176.26				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	F	M		656		a	*MAIN
1	F/C	A		84		b	ADDTN
1 A	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:bldg
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
2022	39270	40450	79720	3580.00
2021	39270	40450	79720	3598.54

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



5148 CR 115 45835

Occupancy 1 Single Family *DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
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% 1.5300

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 F/C		2384		C	OLD/AV	206940	.55		142480
2	Shed		28X40	1120		D	OLD/AV	10750	.65		3760
3	Shed	*SV 0	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	8740	94060	2550	27440
C 2	BOB	BLOUNT SILT LOAM, 2	34.7287	8370	290680	2230	77450
C 52	PKA	PEWAMO SICL 0-1% SL	24.0293	9410	226120	3450	82900
W 1	BOA	BLOUNT SILT LOAM 0-	.0388	5230	200	230	10
W 2	BOB	BLOUNT SILT LOAM, 2	.0127	4540	60	230	
W 52	PKA	PEWAMO SICL 0-1% SL	.0656	7790	510	230	20
670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
980	ROAD	ROAD	1.5456				
			72.183		633380	(100%)	209570
					221680	(35%)	73350

CAUV # 4458

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