WASHINGTON TWP
NORTHERN SD 00400

Hardin County, Ohio
Michael T. Bacon, Auditor

43-350003.0000 AGR
W13 2026

sale

2023 BREIDENBACH SHERRIE &	2020-10-19	
2024 BREIDENBACH SHERRIE &	2020-10-19	
2025 BREIDENBACH SHERRIE &	2020-10-19	
2026 BREIDENBACH SHERRIE & S	2020-10-19	NE 1/4 NW 1/4 35 40.00A
10348 CR 60	6AF	SEE PCL 43-350003.001 FOR
	$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	40.0000	40.0000	40.0000	40.0000	40.0000			
Land100%	250060	250060	250060	250060		250060	362540	362530
Bldg100%	65660	65660	65660	65660		65660	81170	81160
Totl100%	315710t	315710t	315710t	315710t		315710t	443710t	443690t
Cauv100%	124800	124800	124800	124800		250060	362540	127260
Tax Value:								
Land 35%	43680	43680	43680	43680		43680	44540	126890
Bldg 35%	22980	22980	22980	22980		22980	28410	28410
Totl 35%	66660t	66660t	66660t	66660t		66660t	72950t	155290t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	2371.22	2391.22	2381.88	2381.88	2381.88			
Cauv Sav	2493.24	1559.46	1572.62	1566.48				
Sp-Asmnt	64.81	48.11	73.97	73.97				

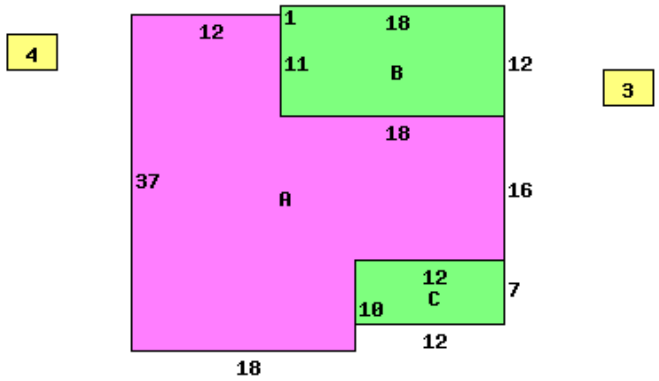
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B+	F	M		792		a	*MAIN
	EFP	P		216	8640	b	PORCH
	EFP	P		84	3360	c	PORCH

#: 13, L/W
433500130000 1.00a

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
417	6	2020-10-19	BREIDENBACH SHERRIE & SPE	6AF *	0	227170	46600
416	6	2020-10-19	HILLER LARRY A	6AF *	0	227170	46600
125	6	2007-03-30	HILLER LARRY A & ALMA	6CT *	0	90970	28170
41	0	1986-01-21		*	0	0	116030

Year	Land	Bldg	Total	Net Tax
2022	24200	18320	42520	1909.44
2021	24200	18320	42520	1919.34

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			
125	HYDRAULIC - BLANCHARD	XA/2025			
921	BLANCHARD RIVER MAINT	XA/2023			
577	OTTAWA RIVER PROJECT MAINT	XA/2021			
274	HILLER #875 - HOG CREEK	XA/2025			



10348 CR 60 45835

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	792	96770
	Qtr Story	FRAME	792	3160
	Basement		396	7650
	Subtotal			107580
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Extra Features	12000
Unfinished Wall	X	Total Value	119580
Floor/Hardwood	X		
Floor/Pine	X	PUB ELECTRIC	
Number of Rooms	1 5	PRIV WATER	
Bedrooms	2	PRIV SEWER	
		PUB PAVED ST/RD	
Central Heat	A		
FORCED AIR		Neighborhood:	
Plumbing		Code:	4300
Standard	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	1 B F		792		C-	1920AV	107620	.55		74100
3	Pole Build		26X40	1040		C	2008AV	12480	.45		6860
4	Poultry Ho	*SV 0	12X54	648			OLD/FR	200			200

Tab #	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-	25.1183	8740	219530	2550	64050
C 2	BOB	BLOUNT SILT LOAM, 2	3.5769	8370	29940	2230	7980
C 52	PKA	PEWAMO SICL 0-1% SL	9.7033	9410	91310	3450	33480
670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
980	ROAD	ROAD	.6015				
			40		362530	(100%)	127260
					126890	(35%)	44540

CAUV # 3224

Call Back: Sign: PSN Date: 2015-09-18 Lister: 43-350003.0000-v082020R