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 | | | | |

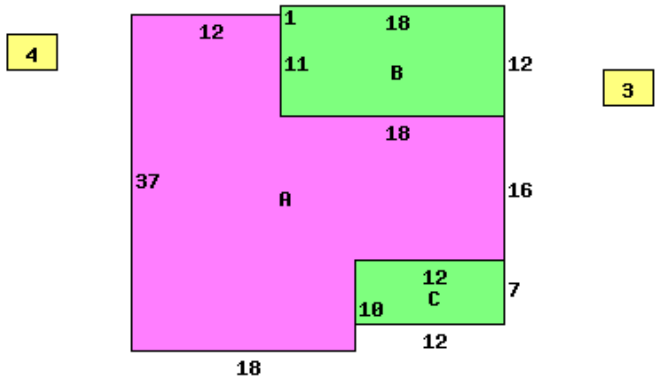
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1 B+ | F | M | | 792 | | a | *MAIN |
| | EFP | P | | 216 | 8640 | b | PORCH |
| | EFP | P | | 84 | 3360 | c | PORCH |

#: 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: