

WASHINGTON TWP
NORTHERN SD

00400

Hardin County, Ohio
Michael T. Bacon, Auditor

43-350011.0000
W02

AGR
2025

sale

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

2022 HENSEL DENNIS E & ROX	2021-07-26	
2023 D & R AG LLC	2022-01-26	
2024 D & R AG LLC	2022-01-26	
2025 D & R AG LLC	2022-01-26	SE 1/4 SW 1/4 35 40.00A
10459 SR 701	40	
KENTON OH 43326	\$0	40

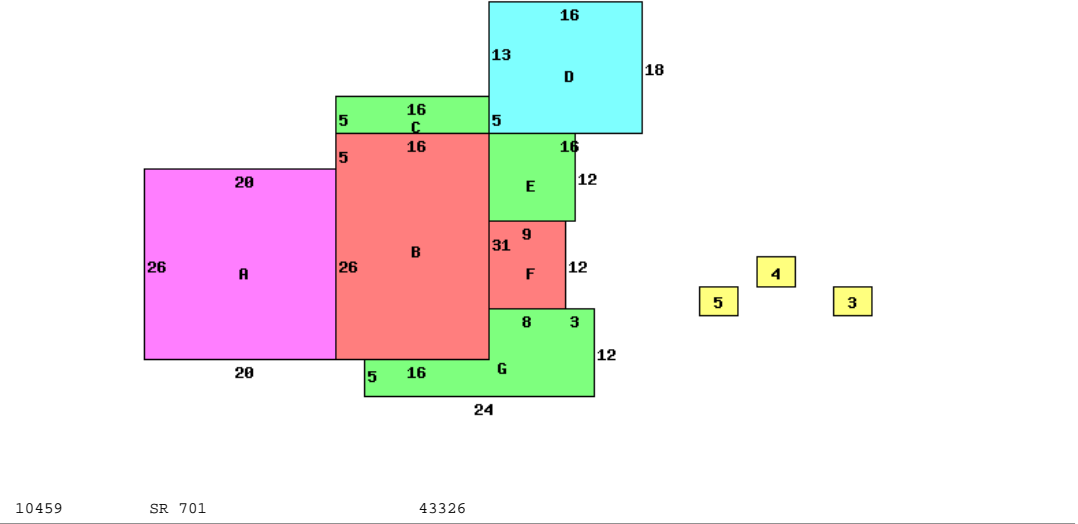
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	40.0000	40.0000	40.0000	40.0000	
Land100%	235060	258030	258030	258030	258040
Bldg100%	50200	70890	70890	70890	70890
Totl100%	285260t	328910t	328910t	328910t	328930t
Cauv100%	83140	142430	142430	142430	142430
Tax Value:					
Land 35%	29100	49850	49850	49850	90310
Bldg 35%	17570	24810	24810	24810	24810
Totl 35%	46670t	74660t	74660t	74660t	115130t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	2095.82	2655.78	2678.20	2667.74	
Cauv Sav	2387.70	1439.24	1451.36	1445.68	
Sp-Asmnt	24.82	32.64	28.64	33.56	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1HB	F	M		520			
1	F/C	A		496			ADDTN
	CAN	P		80	640		PORCH
04	B	O		288	3460		OTHER
	EFP	P		108	4320		PORCH
1 B	F	A		96			ADDTN
	DK	P		197	2960		PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
54	40	2022-01-26	D & R AG LLC	40 *	0	235060	50200
53	40	2022-01-26	HENSEL ROXIE L	40 *	0	235060	50200
52	40	2022-01-26	HENSEL DENNIS E	40 *	0	235060	50200
363	1	2021-07-26	HENSEL DENNIS E & ROXIE L	1SD	290000	235060	50200
449	1	2000-10-31	CASPER ROLAND E	1QC *	0	69430	26510
227	1	1996-04-24	CASPER ROLAND E & ANN A	1FD	5000	45200	21710

Year	Land	Bldg	Total	Net Tax
2021	29100	17570	46670	2106.66
2020	29100	17570	46670	2115.06

Project		ben acres	/ %	factor
131	BLANCHARD RIVER MAINT			XA/2025
235	KELLOGG #983 - BLANCHARD			XA/2025
500	HARDIN COUNTY LANDFILL			XA/2025
921	BLANCHARD RIVER MAINT			XA/2023
286	DEARDORFF #1024 - BLANCHARD			XA/2025



10459 SR 701 43326

Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	1H	Sq-Ft Value
Floor Level	Main	FRAME 1112 102630
	Part Upper	FRAME 520 27160
	Basement	356 6870
	Subtotal	136660
Shingle	Roof	GABLE
Plaster/Drywall	X X	Extra Features 11380
Unfinished Wall	X	Total Value 148040
Floor/Carpet	X X	
Floor/Concrete	X	PUB ELECTRIC
Floor/Tile-Lino	X	PRIV WATER
Number of Rooms	1 5 2	PRIV SEWER
Bedrooms	2 2	PUB PAVED ST/RD
Central Heat	A	Neighborhood:
FORCED AIR		Code: 4300
Plumbing		Dwl/Gar/NC% 1.2100
Standard	1	

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1HB F		1632		D	1900AV		118430	.55		64490
3 Poultry Ho	*SV	18X22	0			OLD/FR		200			200
4 Crib/Grana	*SV	0 24X40	960			OLD/FR		800			800
5 Pole Build		30X50	1500		C	1955FR		18000	.70		5400
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv					
C 1	BOA BLOUNT SILT LOAM 0-	8.7336	6030	52660	2660	23230					
C 52	PKA PEWAMO SICL 0-1% SL	29.1885	6490	189430	3560	103910					
W 1	BOA BLOUNT SILT LOAM 0-	.0127	3610	50	770	10					
W 52	PKA PEWAMO SICL 0-1% SL	.1667	5370	900	1670	280					
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000					
980	ROAD ROAD	.8985									
		40		258040	(100%)	142430					CAUV # 4458
				90310	(35%)	49850					