WASHINGTON TWP
NORTHERN SD 00400

Hardin County, Ohio
Michael T. Bacon, Auditor

43-350015.0000 RES
W16 2026

sale

2023 VALENTAGE THOMAS E AN	1995-08-18	
2024 VALENTAGE THOMAS E AN	1995-08-18	
2025 VALENTAGE THOMAS E AN	1995-08-18	
2026 VALENTAGE THOMAS E AND	1995-08-18 PT NW 1/4 PT W2 NW4 S35	
10184 CR 60	1WD 1.692A SEE 43-350015.01	
	$0 FOR AUX SPECIALS	
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	511	511	511	511	0	511	511	511
Acres	1.6920	1.6920	1.6920	1.6920	1.6920			
Land100%	18460	18460	18460	18460		18460	20710	20710
Bldg100%	133540	133540	133540	133540		133540	166000	166000
Totl100%	152000t	152000t	152000t	152000t		152000t	186710t	186710t
Cauv100%								
Tax Value:								
Land 35%	6460	6460	6460	6460		6460	7250	7250
Bldg 35%	46740	46740	46740	46740		46740	58100	58100
Totl 35%	53200t	53200t	53200t	53200t		53200t	65350t	65350t
Hmstd35%	48630	48630	48210	48210		48210	60360	
Owner Oc	45.44	45.30	44.72	44.72	44.72	hmstd 5250 l	42960 b	
Hmstd RB								
Net Tax	1846.98	1863.08	1856.22	1856.22	1856.22			
Sp-Asmnt	36.00	30.00	42.00	42.00				

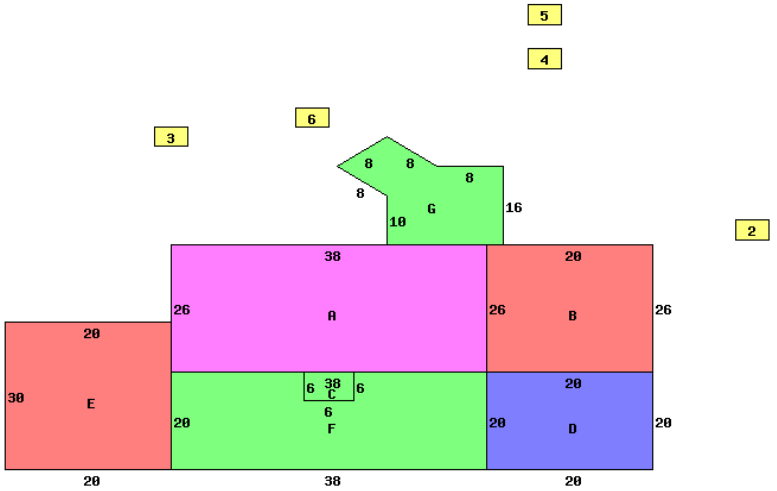
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		988		a	*MAIN
1	F/C	A		520		b	ADDTN
	STP	P		36	140	c	PORCH
	F2	G		400	9600	d	GRAGE
1	F/C	A		600		e	ADDTN
	PAT	P		724	2170	f	PORCH
	DK	P		278	4170	g	PORCH

#: 021 L/W
433500210000 .068a

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
779	1	1995-08-18	VALENTAGE THOMAS E AND S	1WD	0	12310	63310
778	1	1995-08-18	ASSOCIATES RELOCATION MG	1WD	0	12310	63310

Year	Land	Bldg	Total	Net Tax
2022	5130	43280	48410	2121.98
2021	5130	43280	48410	2132.98

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			



10184 CR 60 45835

Occupancy 1 Single Family *DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	2108	142670
	Subtotal			142670
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Fireplaces	2000
Floor/Carpet	X	Air Conditioning	3670
Floor/Tile-Lino	L	Plumbing	2100
Number of Rooms	6	Garages and Carports	9600
Bedrooms	3	Extra Features	9030
		Total Value	169070
Fireplace			
Openings	1	PUB ELECTRIC	
Stacks	1	PRIV WATER	
Central Heat	A	PRIV SEWER	
FORCED AIR		PUB PAVED ST/RD	
Central A/C	A		
Plumbing		Neighborhood:	
Standard	1	Code:	4300
Extra 3 Fixture	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 F/C		2108		C	1968AV	169070	.40		155210	
2	Shed		12X15	180		D	1980AV	1730	.65		610	
3	POND	*.18AC		0			OLD/AV	0			0	
4	Shed	*PP	10X10	100			OLD/	0			0	
5	Pole Build		30X46	1380		C	1997AV	20010	.55		9000	CONCRET FL
6	P	DK	15X15	225		C	OLD/AV	3380	.65		1180	

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	.6920				5000	5000	3460	3460

Call Back: Sign: PSN Date: 2015-09-18 Lister: 43-350015.0000-v082020R