WASHINGTON TWP
NORTHERN SD 00400

Hardin County, Ohio
Michael T. Bacon, Auditor

43-350025.0000 RES
W01.02 2026

## sale

2024 COY LAURA S
2025 COY LAURA S
2026 COY LAURA S W2 SW4 S35 2.00A
SR 701
$0

Orig Tax Year 2026
Parent: 43-350023.0000

2027 MESSENGER RYLEE J & CAD 2025-07-09
5976 CR 115 1SD

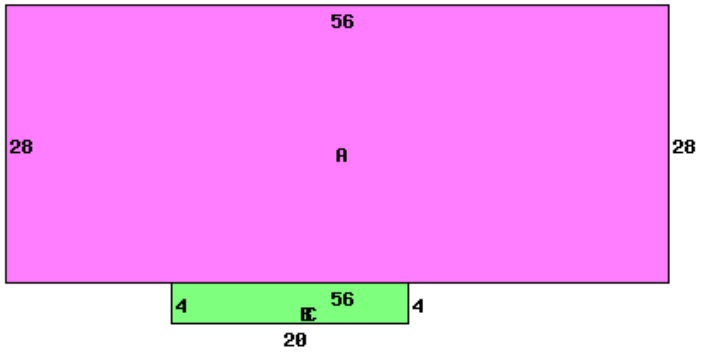
KENTON OH 43326

| Eff Rate:- | 39.59 | 39.44 | 39.44 | a/r | | | |
|---|---|---|---|---|---|---|---|
| Tax Year | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
| Prop Cls | 111 | 111 | 111 | 0 | 111 | 511 | 511 |
| Acres | | | | | 2.0000 | 2.0000 | |
| Land100% | | 6340 | 0 | | 6340 | 13710 | 21000 |
| Bldg100% | | | 0 | | | 145030 | 145020 |
| Totl100% | | 6340t | | | 6340t | 158740t | 166020t |
| Cauv100% | | | | | | 13710 | |
| Tax Value: | | | | | | | |
| Land 35% | | 2220 | | | 2220 | 7350 | 7350 |
| Bldg 35% | | | | | | 50760 | 50760 |
| Totl 35% | | 2220t | | | 2220t | 58110t | 58110t |
| Hmstd35% | | | | | | | |
| Owner Oc | | | | | | | |
| Hmstd RB | | | | | | | |
| Net Tax | | 79.32 | 79.32 | 79.32 | | | |
| Sp-Asmnt | | 15.94 | 15.94 | | | | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1 | F | M | | 1568 | | a | *MAIN |
| | CAN | P | | 80 | 640 | b | PORCH |
| | PAT | P | | 80 | 240 | c | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|
| 306 | 1 | 2025-07-09 | MESSENGER RYLEE J & CADEN | 1SD * | 0 | 0 | 0 |

| project | | ben acres | / % | factor |
|---|---|---|---|---|
| 110 | HOG CREEK MAINLINE - HOG CR. XA/2025 | | | |
| 131 | BLANCHARD RIVER MAINT XA/2025 | | | |
| 235 | KELLOGG #983 - BLANCHARD XA/2025 | | | |
| 286 | DEARDORFF #1024 - BLANCHARD XA/2025 | | | |
| 328 | MILLER DITCH - HOG CREEK XA/2025 | | | |
| 500 | HARDIN COUNTY LANDFILL XA/2025 | | | |




SR 701

Occupancy 1 Single Family *DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1 | | | | |
| Floor Level | Main | FRAME | 1568 | 123200 |
| | Subtotal | | | 123200 |

B 1 2 U A

| | | | |
|---|---|---|---|
| Bedrooms | 3 | Air Conditioning | 2780 |
| | | Plumbing | 2100 |
| Central Heat | A | Extra Features | 880 |
| FORCED AIR | | Total Value | 128960 |
| Central A/C | A | | |
| Plumbing | | | |
| Standard | 1 | Neighborhood: | |
| Extra 3 Fixture | 1 | 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 | 1 F | | 1568 | | C | 2025AV | 128960 | .02 | .25 | 145020 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| small acreage | .7490 | | | | 5000 | 5000 | 3750 | 3750 |
| road | .2510 | | | | | | | |
| homesite | 1.0000 | | | | 17250 | 17250 | 17250 | 17250 |