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
SR 701

W2 SW4 S35 2.00A

$0

Orig Tax Year 2026
Parent: 43-350023.0000

2027 MESSENGER RYLEE J & CAD
5976 CR 115

KENTON OH 43326

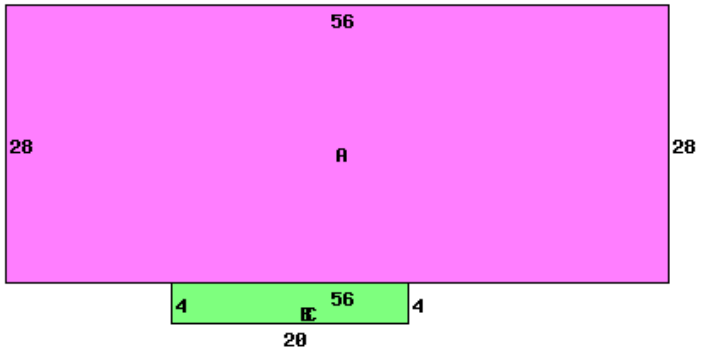
2025-07-09
1SD

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