WASHINGTON TWP
NORTHERN SD 00400

Hardin County, Ohio
Michael T. Bacon, Auditor

43-380026.0000 RES
KK47 2025

sale

2022	MADISON LINDA SHEPHER	1999-02-12
2023	MADISON LINDA SHEPHER	1999-02-12
2024	MADISON LINDA SHEPHER	1999-02-12
2025	MADISON LINDA SHEPHERD	1999-02-12 ORIGINAL 1/2 OF 16.5 35
	2395 MAIN ST	5QC
		$0
	DOLA OH 45835	

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

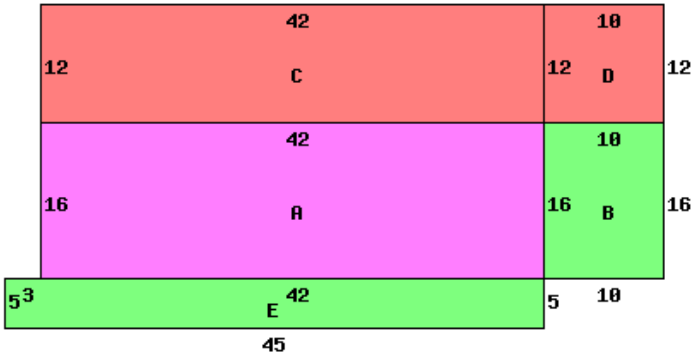
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	3000	4200	4200	4200	4200
Bldg100%	37290	40710	40710	40710	40720
Totl100%	40290t	44910t	44910t	44910t	44920t
Cauv100%					
Tax Value:					
Land 35%	1050	1470	1470	1470	1470
Bldg 35%	13050	14250	14250	14250	14250
Totl 35%	14100t	15720t	15720t	15720t	15720t
Hmstd35%					
Owner Oc	16.58	14.70	14.64	14.58	
Hmstd RB	382.62	317.62	342.36	353.24	
Net Tax	233.98	226.88	206.92	193.88	
Sp-Asmnt	24.00	28.00	21.00	24.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1Q	F/C	M		672		a	*MAIN
	PAT	P		160	480	b	PORCH
1	F/C	A		504		c	ADDTN
1	F/C	A		120		d	ADDTN
	OP	P		225	6750	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
51	5	1999-02-12	SHEPHERD LINDA ET AL LIF	5QC *	0	4940	16060

Year	Land	Bldg	Total	Net Tax
2021	1050	13050	14100	235.16
2020	1050	13050	14100	236.14

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			
577 OTTAWA RIVER PROJECT MAINT	XA/2021			



2395 MAIN 45835

Occupancy 1 Single Family

Story Height 1H
Floor Level

			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME	1296	107140
	Qtr Story	FRAME	672	11140
	Subtotal			118280
Metal	Roof	GABLE		

B 1 2 U A

Panelled Wall	X	Heating	-1520
Floor/Tile-Lino	L	Extra Features	8910
Number of Rooms	3 3	Total Value	125670
Bedrooms	1 1		
		PUB ELECTRIC	
Plumbing		PRIV WATER	
Standard	1	PRIV SEWER	
		PUB ALLEY	
		Neighborhood:	
		Code:	4310
		Dwl/Gar/NC%	.8000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1H F/C		1296		C-	OLD/AV	113100	.55		40720

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	74.5000	75.00	132	94	60	56	4200	4200

Call Back: Sign: PSN Date: 2015-09-21 Lister: 43-380026.0000-v082020R