

WASHINGTON TWP
NORTHERN SD

00400

Hardin County, Ohio
Michael T. Bacon, Auditor

43-380026.0000
KK47

RES
2025

sale

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

| | | | |
|------|------------------------|------------|-------------------------|
| 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 | | |

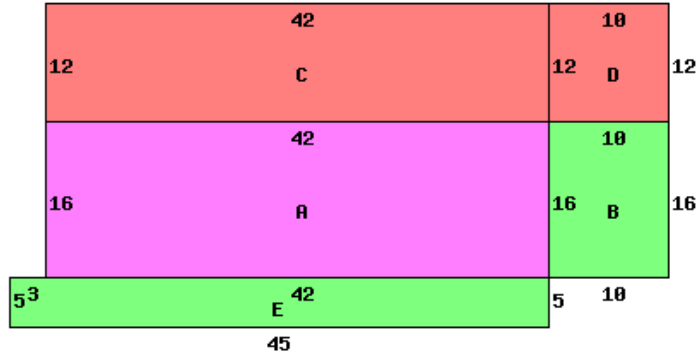
| | | | | | |
|------------|--------|--------|--------|--------|-------------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | |
| Prop Cls | 510 | 510 | 510 | 510 | CAMA 510 |
| Acres | | | | | |
| Land100% | 3000 | 4200 | 4200 | 4200 | 4200 |
| Bldg100% | 37290 | 40710 | 40710 | 40710 | 40720 |
| Totl100% | 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 | a | *MAIN |
|------|------|------|------|-------|-------|---|---------|
| 1Q | F/C | M | | 672 | | | |
| | 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 |

| project | ben acres | / % | factor |
|----------------------------------|-----------|-----|---------|
| 110 HOG CREEK MAINLINE - HOG CR. | | | XA/2025 |
| 115 IRETTON - HOG CREEK | | | XA/2025 |
| 500 HARDIN COUNTY LANDFILL | | | XA/2025 |
| 577 OTTAWA RIVER PROJECT MAINT | | | XA/2021 |



2395 MAIN 45835

| Occupancy 1 Single Family | | *DWELLING COMPUTATIONS | |
|---------------------------|-----------|------------------------|-------------|
| Story Height | 1H | Sq-Ft | Value |
| Floor Level | 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 | | |
| Plumbing | | PUB ELECTRIC | |
| Standard | 1 | PRIV WATER | |
| | | PRIV SEWER | |
| | | PUB ALLEY | |
| | | Neighborhood: | |
| | | Code: | 4310 |
| | | Dwl/Gar/NC% | .8000 |

| Bldg Type | SHB+Cons | DixHt | Unit | Blt/Renov | Replace | Phy | Fnc | True |
|------------|----------|-----------|--------|-----------|---------|-----------|----------|-------|
| 1 DWELLING | 1H F/C | FtxFt | Area | Grade | Cond | Value | Dpr | Value |
| | | 1296 | 1296 | C- | OLD/AV | 113100 | .55 | 40720 |
| front lot | acres/ | effective | depth | depth | actual | effective | extended | true |
| | frontage | frontage | factor | factor | rate | rate | value | value |
| | 74.5000 | 75.00 | 132 | 94 | 60 | 56 | 4200 | 4200 |