WASHINGTON TWP
NORTHERN SD 00400

Hardin County, Ohio
Michael T. Bacon, Auditor

43-380026.0000 RES
KK47 2026

sale

2023 MADISON LINDA SHEPHER	1999-02-12	
2024 MADISON LINDA SHEPHER	1999-02-12	
2025 MADISON LINDA SHEPHER	1999-02-12	
2026 MADISON LINDA SHEPHERD	1999-02-12	ORIGINAL 1/2 OF 16.5 35
2395 MAIN ST	5QC	
	$0	
DOLA OH 45835		

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

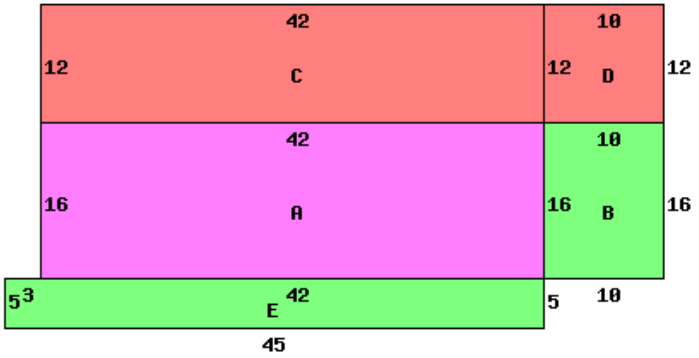
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	4200	4200	4200	4200		4200	4890	4880
Bldg100%	40710	40710	40710	40710		40710	43260	43260
Totl100%	44910t	44910t	44910t	44910t		44910t	48140t	48140t
Cauv100%								
Tax Value:								
Land 35%	1470	1470	1470	1470		1470	1710	1710
Bldg 35%	14250	14250	14250	14250		14250	15140	15140
Totl 35%	15720t	15720t	15720t	15720t		15720t	16850t	16850t
Hmstd35%								
Owner Oc	14.70	14.64	14.58	14.58	14.58			
Hmstd RB	317.62	342.36	353.24	353.24	353.24			
Net Tax	226.88	206.92	193.88	193.88	193.88			
Sp-Asmnt	28.00	21.00	24.00	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
2022	1050	13050	14100	233.98
2021	1050	13050	14100	235.16

project		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

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
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		
		PUB ELECTRIC	
Plumbing		PRIV WATER	
Standard	1	PRIV SEWER	
		PUB ALLEY	
		Neighborhood:	
		Code:	4310
		Dwl/Gar/NC%	.8500

	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		43260

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	74.5000	75.00	132	94	69	65	4880	4880

Call Back: Sign: PSN Date: 2015-09-21 Lister: