WASHINGTON TWP
NORTHERN SD 00400

Hardin County, Ohio
Michael T. Bacon, Auditor

43-380043.0000 COM
LL06 2026

sale

2023 WALTER SHEPHERD ENTER	1994-09-12	
2024 WALTER SHEPHERD ENTER	1994-09-12	
2025 WALTER SHEPHERD ENTER	1994-09-12	
2026 WALTER SHEPHERD ENTERPR	1994-09-12	ORIGINAL 42
2456 MAIN ST	1WD	
	$17,000	
DOLA OH 45835		

Eff Rate:- 48.66 48.98 48.88 48.89 a/r

Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	430	430	430	430	430	430	430
Acres							
Land100%	3710	3710	3710	3710	3710	4430	4440
Bldg100%	16570	16570	16570	16570	16570	19890	19880
Totl100%	20290t	20290t	20290t	20290t	20290t	24310t	24320t
Cauv100%							
Tax Value:							
Land 35%	1300	1300	1300	1300	1300	1550	1550
Bldg 35%	5800	5800	5800	5800	5800	6960	6960
Totl 35%	7100t	7100t	7100t	7100t	7100t	8510t	8510t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	345.46	347.80	347.08	347.08			
Sp-Asmnt	130.00	123.00	126.00	126.00			

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
847	1	1994-09-12	WALTER SHEPHERD ENTERPRI	1WD	17000	0	16310

Year	Land	Bldg	Total	Net Tax
2022	2060	7740	9800	507.76
2021	2060	7740	9800	506.88

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			

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2456 MAIN 45835

PUB ELECTRIC
PUB WATER
PRIV WATER
PUB ALLEY

Neighborhood:

Code:	4444
Dwl/Gar/NC%	1.2000
lot/hmsite%	1.2000
res-ag:lnd%	1.2000
ag-t:c/p/w%	1.2000
ag-t:other%	1.2000
ag:outbldg%	1.2000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	TAVERN			2082	63.68	C	1925PR	110490	.85		19880

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	66.0000	66.00	132	94	60	56	3700	4440

Call Back: Sign: PSN Date: 2015-09-22 Lister: 43-380043.0000-v082020R