

WASHINGTON TWP
NORTHERN SD

00400

Hardin County, Ohio
Michael T. Bacon, Auditor

43-380053.0000
LL08

RES
2025

sale

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

2022	OLDHAM LINDSEY	2021-05-27	
2023	OLDHAM LINDSEY	2021-05-27	
2024	OLDHAM LINDSEY	2021-05-27	
2025	THOMPSON GARRETT & TAYL	2024-05-28	ORIGINAL 56
	2435 WAYNE ST		1SD
		\$105,500	
	DOLA OH 45835		

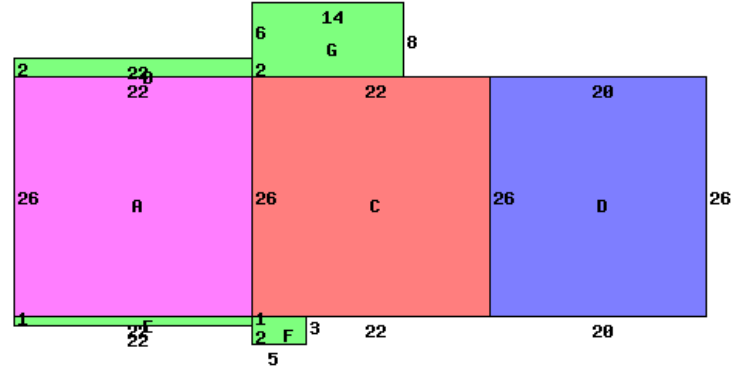
Tax Year	2022	2023	2024	2025	
Prop Cls	510	510	510	510	CAMA 510
Acres					
Land100%	2630	3710	3710	3710	3700
Bldg100%	69830	64090	64090	64090	64090
Totl100%	72460t	67800t	67800t	67800t	67790t
Cauv100%					
Tax Value:					
Land 35%	920	1300	1300	1300	1300
Bldg 35%	24440	22430	22430	22430	22430
Totl 35%	25360t	23730t	23730t	23730t	23730t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1138.84	844.10	851.24	847.92	
Sp-Asmnt	21.00	25.00	21.00	21.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		572		a	*MAIN
	OH	P		44	1670	b	PORCH
1 B	F	A		572		c	ADDTN
	F	G		520	15100	d	GRAGE
	OH	P		22	840	e	PORCH
	STP	P		15	60	f	PORCH
	DK	P		112	1680	g	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
206	1	2024-05-28	THOMPSON GARRETT & TAYLOR	1SD	105500	3710	64090
235	1	2021-05-27	OLDHAM LINDSEY	1QC *	0	2630	69830
468	1	2017-09-25	OLDHAM LINDSEY & ERIC	1SD	59500	3230	62940
173	1	2016-05-20	WOLBER GEORGE	1WD	38000	3230	128200
630	1	2015-12-07	WELLS FARGO FINANCIAL OHI	1SD *	48000	3230	128200
576	1	1996-09-17	SHEPERD TAMMY S	1WD	4000	3510	510
993	1	1994-10-27	ROWE DIANNA J	1QC *	0	0	4030
412	1	1991-05-30		1UN *	6534	0	3110
695	1	1989-08-16		1WD	1000	3110	0

Year	Land	Bldg	Total	Net Tax
2021	920	24440	25360	1144.74
2020	920	24440	25360	1149.30

project	ben acres	%	factor
592 EAGLE CREEK MAINT HANCOCK CO			XA/2018
125 HYDRAULIC - BLANCHARD			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025
921 BLANCHARD RIVER MAINT			XA/2023



2435 WAYNE 45835

Occupancy 1 Single Family				*DWELLING COMPUTATIONS	
Story Height	1			Sq-Ft	Value
Floor Level		Main	FRAME	1144	105580
		Basement		1144	21310
		Subtotal			126890
Shingle		Roof	GABLE		
		B 1 2 U A			
Plaster/Drywall		D	572 sq ft	Basement Finish	6260
Unfinished Wall	X			Air Conditioning	2970
Floor/Carpet	X X			Plumbing	2100
Floor/Tile-Lino	X			Garages and Carports	15100
Number of Rooms	2 5			Extra Features	4690
Bedrooms	3			Total Value	158010
Central Heat		A		PUB ELECTRIC	
FORCED AIR				PRIV WATER	
Central A/C		A		PRIV SEWER	
Plumbing				PUB PAVED ST/RD	
Standard	1			Neighborhood:	
Extra 3 Fixture	1			Code:	4310
				Dwl/Gar/NC%	.8000

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 B F		1716		C	1998AV	158010	.22	.35	64090
2 Shed	*PP		0			OLD/	0			0
3 Shed	*PP	6X6	36			OLD/	0			0
4 P	*PP DK	6X10	60			OLD/	0			0
front lot		acres/ frontage	effective frontage	depth	actual factor	effective rate	extended value		true value	
		66.00	132	94	60	56	3700		3700	