WASHINGTON TWP
NORTHERN SD 00400

Hardin County, Ohio
Michael T. Bacon, Auditor

43-390042.0000 RES
MM40 2026

## sale

| | | |
|---|---|---|
| 2023 WEBB JUNE L | 2012-12-21 | |
| 2024 WEBB JUNE L | 2012-12-21 | |
| 2025 SPANGLER PAMELA K ETA | 2024-11-25 | |
| 2026 SPANGLER PAMELA K ETAL | 2024-11-25 L-H 116 | |
| 2672 WAYNE ST | 6AF | |
| | $0 | |
| DOLA OH 45835 | | |

| | | |
|---|---|---|
| 2027 GARMAN KOLTEN N | 2025-06-02 | |
| 2672 WAYNE ST | 6CT | |
| DOLA OH 45835 | | |

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

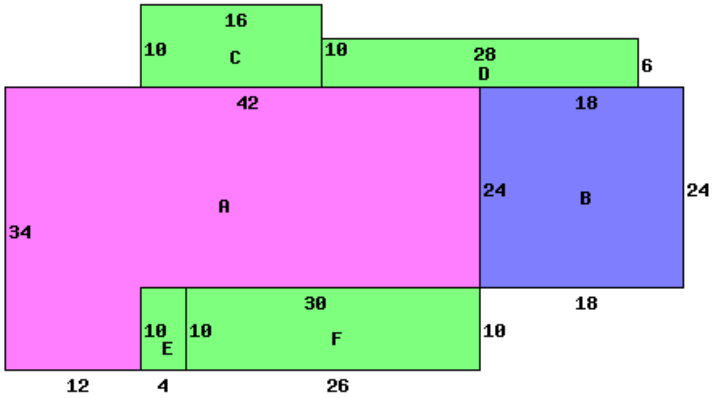
| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 0 | 510 | 510 | 510 |
| Acres | | | | | | | | |
| Land100% | 1860 | 1860 | 1860 | 1860 | | 1860 | 2140 | 2150 |
| Bldg100% | 77510 | 77510 | 77510 | 77510 | | 77510 | 82370 | 82370 |
| Totl100% | 79370t | 79370t | 79370t | 79370t | | 79370t | 84510t | 84520t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 650 | 650 | 650 | 650 | | 650 | 750 | 750 |
| Bldg 35% | 27130 | 27130 | 27130 | 27130 | | 27130 | 28830 | 28830 |
| Totl 35% | 27780t | 27780t | 27780t | 27780t | | 27780t | 29580t | 29580t |
| Hmstd35% | | | | | | | | |
| Owner Oc | 25.96 | 25.88 | | | | | | |
| Hmstd RB | 317.62 | 342.36 | | | | | | |
| Net Tax | 644.60 | 628.28 | 992.62 | 992.62 | 992.62 | | | |
| Sp-Asmnt | 25.00 | 21.00 | 21.00 | 21.00 | | | | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1 B | F | M | | 1128 | | a | *MAIN |
| | F2 | G | | 432 | 10370 | b | GRAGE |
| | OFP | P | | 160 | 4800 | c | PORCH |
| | DK | P | | 168 | 2520 | d | PORCH |
| | OP | P | | 40 | 1200 | e | PORCH |
| | OFP | P | | 260 | 7800 | f | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|---|
| 223 | 6 | 2025-06-02 | GARMAN KOLTEN N | 6CT | | 186000 | 1860 | 77510 |
| 190 | 6 | 2025-04-28 | SPANGLER PAMELA K ETAL | 6CT | * | 0 | 1860 | 77510 |
| 516 | 6 | 2024-11-25 | SPANGLER PAMELA K ETAL | 6AF | * | 0 | 1860 | 77510 |
| 514 | 6 | 2012-12-21 | WEBB JUNE L | | * | 0 | 1630 | 67400 |
| 353 | 3 | 1997-08-27 | WEBB JUNE & CLIFFORD R | 3QC | * | 0 | 1540 | 0 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 460 | 26860 | 27320 | 812.10 |
| 2021 | 460 | 26860 | 27320 | 816.30 |

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




2672 WAYNE 45835

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1 | | | | |
| Floor Level | Main | FRAME | 1128 | 104100 |
| | Basement | | 1128 | 21020 |
| | Subtotal | | | 125120 |
| Metal | Roof | HIP | | |

B 1 2 U A

| | | | |
|---|---|---|---|
| Plaster/Drywall | X | Air Conditioning | 2000 |
| Unfinished Wall | X | Garages and Carports | 10370 |
| Floor/Pine | X | Extra Features | 16320 |
| Floor/Carpet | X | Total Value | 153810 |
| Floor/Concrete | X | | |
| Number of Rooms | 1 5 | PUB ELECTRIC | |
| Bedrooms | 3 | PRIV WATER | |
| | | PRIV SEWER | |
| Central Heat | A | PUB PAVED ST/RD | |
| FORCED AIR | | | |
| Central A/C | A | Neighborhood: | |
| Plumbing | | Code: | 4310 |
| Standard | 1 | 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 | 1 B F | | 1128 | | C | 1962GD | 153810 | .37 | | 82370 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| front lot | | 33.00 | 132 | 94 | 69 | 65 | 2150 | 2150 |

Call Back: Sign: PSN Date: 2015-09-22 Lister:

43-390042.0000-v082020R