WASHINGTON TWP
NORTHERN SD 00400

Hardin County, Ohio
Michael T. Bacon, Auditor

43-390044.0000 RES
MM42 2026

## sale

| | | |
|---|---|---|
| 2023 | BOWMAN LARRY & MARIA | 2015-01-07 |
| 2024 | BOWMAN LARRY & MARIA | 2015-01-07 |
| 2025 | BOWMAN LARRY & MARIA | 2015-01-07 |
| 2026 | BOWMAN LARRY & MARIA M | 2015-01-07 L-H 118-119 |
| | 2694 WAYNE ST | 1WD |
| | | $50,000 |
| | 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% | 3710 | 3710 | 3710 | 3710 | | 3710 | 4290 | 4290 |
| Bldg100% | 34490 | 34490 | 34490 | 34490 | | 34490 | 36600 | 36600 |
| Totl100% | 38200t | 38200t | 38200t | 38200t | | 38200t | 40890t | 40890t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 1300 | 1300 | 1300 | 1300 | | 1300 | 1500 | 1500 |
| Bldg 35% | 12070 | 12070 | 12070 | 12070 | | 12070 | 12810 | 12810 |
| Totl 35% | 13370t | 13370t | 13370t | 13370t | | 13370t | 14310t | 14310t |
| Hmstd35% | | | | | | | | |
| Owner Oc | 12.50 | 12.46 | 12.40 | 12.40 | 12.40 | | | |
| Hmstd RB | | | | | | | | |
| Net Tax | 463.10 | 467.14 | 465.34 | 465.34 | 465.34 | | | |
| Sp-Asmnt | 32.00 | 24.00 | 24.00 | 24.00 | | | | |

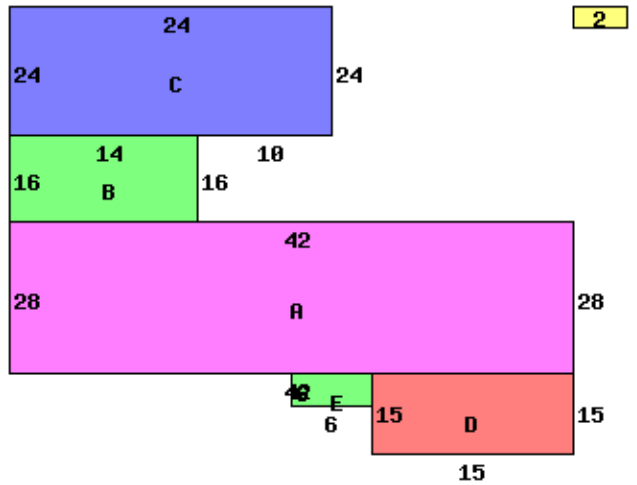
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1 | F/C | M | | 1176 | | a | *MAIN |
| | OBW | P | | 224 | 6720 | b | PORCH |
| | F2 | G | | 576 | 13820 | c | GRAGE |
| 1 | F/C | A | | 225 | | d | ADDTN |
| | OP | P | | 36 | 1080 | e | PORCH |

#: 45, L/W
4339004500000

| Sale# | #p | sale date | To | Type/Invalid? | | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|---|
| 9 | 1 | 2015-01-07 | BOWMAN LARRY & MARIA M | 1WD | | 50000 | 3230 | 47830 |
| 215 | 7 | 2014-05-02 | SITES MICHAEL H ETAL | 7AF | | 0 | 3230 | 46630 |
| 115 | 7 | 2005-04-01 | SITES MICHAEL H ETAL | 7QC | * | 0 | 2510 | 30740 |
| 87 | 0 | 1988-02-09 | | | * | 0 | 0 | 22200 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 920 | 15180 | 16100 | 704.06 |
| 2021 | 920 | 15180 | 16100 | 707.70 |

| 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 | | | |




2694 WAYNE 45835

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1 | | | | |
| Floor Level | Main | FRAME | 1401 | 110760 |
| | Subtotal | | | 110760 |
| Metal | Roof | GABLE | | |

B 1 2 U A

| | | | |
|---|---|---|---|
| Plaster/Drywall | P | Air Conditioning | 2450 |
| Panelled Wall | X | Garages and Carports | 13820 |
| Floor/Carpet | X | Extra Features | 7800 |
| Floor/Tile-Lino | L | Total Value | 134830 |
| Number of Rooms | 6 | | |
| Bedrooms | 3 | PUB ELECTRIC | |
| | | PRIV WATER | |
| Central Heat | A | PRIV SEWER | |
| FORCED AIR | | PUB PAVED ST/RD | |
| Central A/C | A | | |
| Plumbing | | Neighborhood: | |
| Standard | 1 | 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 | 1 F/C | | 1401 | | C- | 1945FR | 121350 | .65 | | 36100 |
| 2 | Shed | *SV | 12X16 | 192 | | | OLD/FR | 500 | | | 500 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| front lot | | 66.00 | 132 | 94 | 69 | 65 | 4290 | 4290 |

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

43-390044.0000-v082020R