PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-110016.0000 AGR
F16 2025

sale

2022	BAUGHMAN RITA K & WAL	2001-12-12
2023	BAUGHMAN RITA K & WAL	2001-12-12
2024	BAUGHMAN RITA K & WAL	2001-12-12
2025	BAUGHMAN RITA K & WALTE	2001-12-12 PT N1/2 SW1/4 S11 48.14A
	7692 SR 53	5QC
		$0
	KENTON OH 43326	

Eff Rate: – 49.60 — 43.46 — 45.84 — 45.84 — a/r

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	48.1400	48.1400	48.1400	48.1400	
Land100%	258340	286510	286510	286510	286500
Bldg100%	91310	138370	138370	138370	138370
Totl100%	349660t	424890t	424890t	424890t	424870t
Cauv100%	74570	141370	141370	141370	141380
Tax Value:					
Land 35%	26100	49480	49480	49480	100280
Bldg 35%	31960	48430	48430	48430	48430
Totl 35%	58060t	97910t	97910t	97910t	148700t
Hmstd35%	27610	43920	43920	43920	
Owner Oc	26.08	37.62	37.58		hmstd 6300 l 37620 b
Hmstd RB	392.70	359.26	407.30		
Net Tax	2241.88	3523.02	3708.18		
	2947.56	2033.80	2154.80		
Sp-Asmnt	34.81	50.23	46.23		

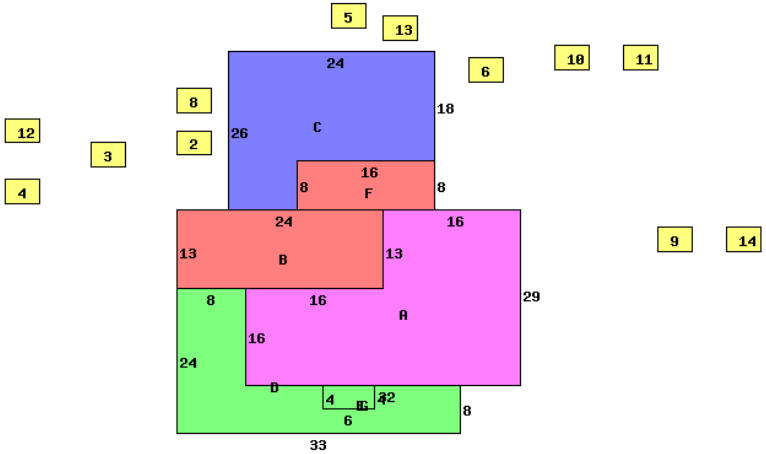
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		720		a	*MAIN
1	F/C	A		312		b	ADDTN
	F2	G		496	11900	c	GRAGE
	OFP	P		368	11040	d	PORCH
	OFP2	P		24	720	e	PORCH
1	F/C	A		128		f	ADDTN
	OFP	P		24	720	g	PORCH

gas fireplace

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
522	5	2001-12-12	BAUGHMAN RITA K & WALTER	5QC *	0	75910	66340

Year	Land	Bldg	Total	Net Tax
2021	26100	31960	58060	2250.30
2020	26100	32140	58240	1953.52

	p r o j e c t		ben acres / % factor
131	BLANCHARD RIVER MAINT	XA/2025	
235	KELLOGG #983 - BLANCHARD	XA/2025	
921	BLANCHARD RIVER MAINT	XA/2023	
500	HARDIN COUNTY LANDFILL	XA/2025	
253	BAUGHMAN #1012 BLANCHARD RIV	XA/2025	
306	BLOOM #1043 - BLANCHARD	XA/2025	



7692 SR 53 43326

Occupancy 1 Single Family

			*DWELLING COMPUTATIONS Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1160	102760
	Part Upper	FRAME	720	33390
	Basement		720	13610
	Subtotal			149760
Metal	Roof	GABLE		

	B 1 2 U A		
Plaster/Drywall	P P	Fireplaces	2000
Unfinished Wall	X	Plumbing	2100
Floor/Pine	X X	Garages and Carports	11900
Number of Rooms	3 4 3	Extra Features	12480
Bedrooms	3	Total Value	178240
Fireplace		PUB ELECTRIC	
Openings	1	PRIV WATER	
Stacks	1	PRIV SEWER	
Central Heat	A	PUB PAVED ST/RD	
HOT WATER			
Plumbing		Neighborhood:	
Standard	1	Code:	3300
Extra 3 Fixture	1	Dwl/Gar/NC%	1.3400

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1HB F		1880		C	OLD/AV	178240	.55		107480
2	Garage	1 F 0	20X22	440		C	1930AV	10560	.65		4950
3	Grain Bin	*PP 0	27X20	540		C	1970AV	0			0
4	Shed	1 F 1	100X50	5000		C	1978AV	60000	.65		21000
5	Flat Barn		60X65	3900		D	1915AV	37440	.80	.50	3740
6	Shed	*CRIB 0	24X40	960			OLD/AV	700			700
8	Grain Bin	*PP	20X36	720		C	1990AV	0			0
9	Shed	*SV 0	30X40	1200			OLD/AV	500			500
10	Grain Bin	*PP 0	27X20	540		C	1987AV	0			0
11	Grain Bin	*PP	30X20	600		C	1980AV	0			0
12	Grain Bin	*PP	20X22	440		C	1990AV	0			0
13	Shed	*PP	4X6	24			OLD/	0			0
14	Shed	*PP	8X8	64			OLD/	0			0

Tab #		S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-	6.5906	6030	39740	2660	17530
C 2	BOB	BLOUNT SILT LOAM, 2	24.3822	5770	140690	2360	57540
C 39	PM	PEWAMO SILTY CLAY L	13.5707	6490	88070	3560	48310
671	HSITE	HOMESITE	1.0000	18000	18000	18000	18000
980	ROAD	ROAD	2.5965				
			48.14		286500	(100%)	141380
					100280	(35%)	49480

CAUV # 543

Call Back: Sign: PSN Date: 2015-11-23 Lister:
Call Back: Sign: PSN Date: 2015-11-23 Lister:

33-110016.0000-v082020R