PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-110016.0000 AGR
F16 2026

sale

2023 BAUGHMAN RITA K & WAL	2001-12-12	
2024 BAUGHMAN RITA K & WAL	2001-12-12	
2025 BAUGHMAN RITA K & WAL	2001-12-12	
2026 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:– 43.46 — 45.84 — 45.76 — 45.76 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA	
Prop Cls	111	111	111	111	0	111	111	111	
Acres	48.1400	48.1400	48.1400	48.1400	48.1400				
Land100%	286510	286510	286510	286510		286510	415490	415480	
Bldg100%	138370	138370	138370	138370		138370	168570	168570	
Totl100%	424890t	424890t	424890t	424890t		424890t	584060t	584050t	
Cauv100%	141370	141370	141370	141370		286510	415490	144100	
Tax Value:									
Land 35%	49480	49480	49480	49480		49480	50440	145420	
Bldg 35%	48430	48430	48430	48430		48430	59000	59000	
Totl 35%	97910t	97910t	97910t	97910t		97910t	109440t	204420t	
Hmstd35%	43920	43920	43920	43920		43920	56860		
Owner Oc	37.62	37.58	37.18	37.18	37.18	hmstd 6300 l	37620 b		
Hmstd RB	359.26	407.30	421.50	421.50	421.50				
Net Tax	3523.02	3708.18	3690.50	3690.50	3690.50				
Cauv Sav	2947.56	2033.80	2154.80	2152.80					
Sp-Asmnt	50.23	46.23	138.10	138.10					

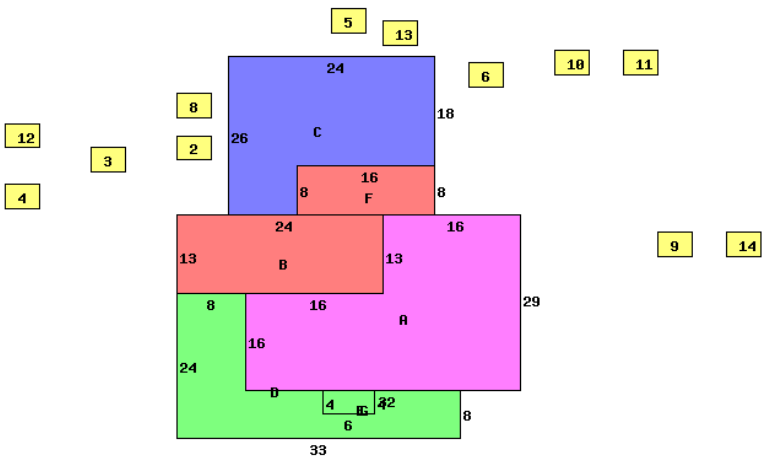
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		720		a	*MAIN
1	F/C	A		312		b	ADDTN
	F2	G		496	11900	c	GRAGE
	OFP	P		368	11040	d	PORCH
	OFP2	P		24	720	e	PORCH
1	F/C	A		128		f	ADDTN
	OFP	P		24	720	g	PORCH

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
2022	26100	31960	58060	2241.88
2021	26100	31960	58060	2250.30

project			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%	1.7000

	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		136350
2	Garage	1 F 0	20X22	440		C	1930AV	10560	.65		6280
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	8740	57600	2550	16810
C	2	BOB	BLOUNT SILT LOAM, 2	24.3822	8370	204080	2230	54370
C	39	PM	PEWAMO SILTY CLAY L	13.5707	9410	127700	3450	46820
	671	HSITE	HOMESITE	1.0000	26100	26100	26100	26100
	980	ROAD	ROAD	2.5965				
				48.14		415480	(100%)	144100
						145420	(35%)	50440

CAUV # 543

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

33-110016.0000-v082020R