

PLEASANT TWP
KENTON SD

00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-110016.0000
F16

AGR
2025

sale

Eff Rate:- 49.60 — 43.46 — 45.84 — 45.76 — a/r

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	
	KENTON OH 43326	\$0	

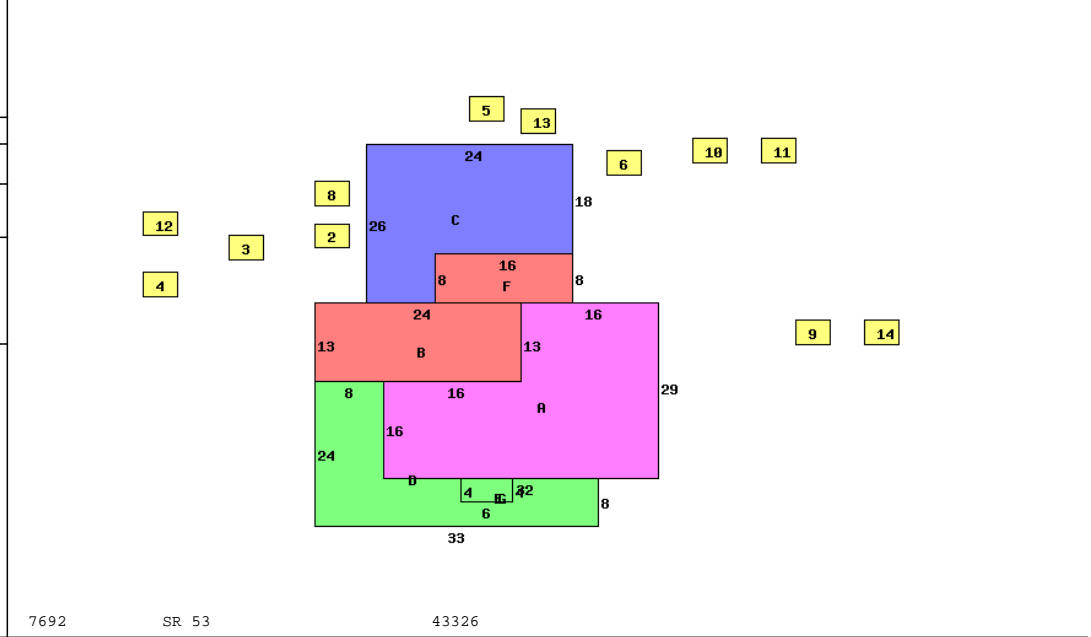
Tax Year	2022	2023	2024	2025	
Prop Cls	111	111	111	111	CAMA
Acres	48.1400	48.1400	48.1400	48.1400	111
Land100%	258340	286510	286510	286510	286500
Bldg100%	91310	138370	138370	138370	138370
Totl100%	349660t	424890t	424890t	424890t	424870t
Cauv100%	74570	141370	141370	141370	141380
Tax Value:					
Land 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	37.18	hmstd 6300 l 37620 b
Hmstd RB	392.70	359.26	407.30	421.50	
Net Tax	2241.88	3523.02	3708.18	3690.50	
Cauv Sav	2947.56	2033.80	2154.80	2152.80	
Sp-Asmnt	34.81	50.23	46.23	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
	OFF	P		368	11040	d	PORCH
	OFF2	P		24	720	e	PORCH
1	F/C	A		128		f	ADDTN
	OFF	P		24	720	g	PORCH

gas fireplace

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
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			

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



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	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1HB F		Rate		Cond	Value	Dpr	Dpr	Value
2 Garage	1 F 0	20X22	1880	C	OLD/AV	178240	.55		107480
3 Grain Bin	*PP	0 27X20	440	C	1930AV	10560	.65		4950
4 Shed	1 F 1	100X50	5400	C	1970AV	0			0
5 Flat Barn		60X65	3900	D	1978AV	60000	.65		21000
6 Shed	*CRIB	0 24X40	960	C	1915AV	37440	.80	.50	3740
8 Grain Bin	*PP	20X36	720	C	OLD/AV	700			700
9 Shed	*SV	0 30X40	1200	C	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		CAUV # 543	
					(35%)	49480			

Call Back: Sign: PSN Date: 2015-11-23 Lister: 33-110016.0000-v082020R
 Call Back: Sign: PSN Date: 2015-11-23 Lister: