

PLEASANT TWP
KENTON SD

00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-150025.0000
H33

RES
2025

sale

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

2022	RAMGE THOMAS E & MARY	1995-07-11
2023	RAMGE THOMAS E & MARY	1995-07-11
2024	RAMGE THOMAS E & MARY	1995-07-11
2025	RAMGE THOMAS E & MARY L CR 167	1995-07-11 MID PT W2 NW4 S15 1.527A LWD
KENTON OH 43326		\$56,000

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	511	511	511	511	511	511
Acres	3.4446	3.4440	3.4440	3.4440		
Land100%	19910	30230	30230	30230	7630	30220
Bldg100%	208310	271510	271510	271510	7630t	271520
Totl100%	228230t	301740t	301740t	301740t	7630t	301740t
Cauv100%						

Orig Tax Year		1996
Parent:		33-150002.0000
2026	RAJ LAND HOLDINGS LLC CR 167	2025-01-22 1QC
KENTON OH 43326		

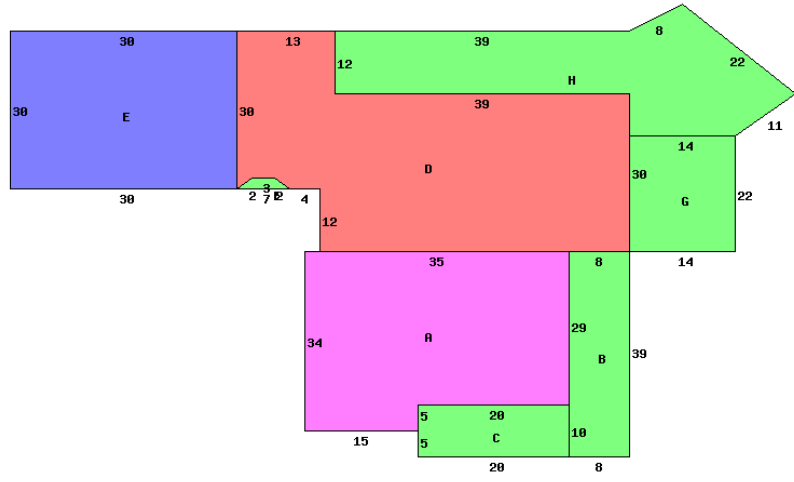
Tax Value:	6970	10580	10580	10580	2670	10580
Land 35%	72910	95030	95030	95030		95030
Bldg 35%	79880t	105610t	105610t	105610t	2670t	105610t
Totl 35%	77320	101330	101330			
Hmstd35%	73.00	86.78	86.70			
Owner Oc						
Hmstd RB	3587.60	4141.38	4392.98	113.16		
Net Tax						
Sp-Asmnt	24.00	30.36	26.36	9.00		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	B	M		1090		b	PORCH
	STP	P		312	1250	c	PORCH
	OMP	P		200	7000	d	ADDTN
1	B	A		1574		e	GRAGE
	B	G		900	25200	f	PORCH
	OFFP	P		10	300	g	PORCH
	EFP	P		308	12320	h	PORCH
	PAT	P		841	2520		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
37	1	2025-01-22	RAJ LAND HOLDINGS LLC	1QC *	0	30230	271510
623	1	1995-07-11	RAMGE THOMAS E & MARY L	LWD	56000	0	0

Year	Land	Bldg	Total	Net Tax
2021	6970	72910	79880	3601.16
2020	6970	72910	79880	3108.46

project	ben acres	/ %	factor
131 BLANCHARD RIVER MAINT			XA/2025
235 KELLOGG #983 - BLANCHARD			XA/2025
306 BLOOM #1043 - BLANCHARD			XA/2025
921 BLANCHARD RIVER MAINT			XA/2023



Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	2	Sq-Ft Value
Floor Level	Main BRICK	2664 186210
	Full Upper BRICK	1090 69280
	Basement	1090 20320
	Subtotal	275810
Metal	Roof GABLE	
	B 1 2 U A	
Plaster/Drywall	X X	Air Conditioning 6680
Unfinished Wall	X	Garages and Carports 25200
Floor/Hardwood	X	Extra Features 23390
Floor/Carpet	X	Total Value 331080
Number of Rooms	1 4 3	
Bedrooms	1 3	
Central Heat	A	PUB ELECTRIC
FORCED AIR		PRIV WATER
Central A/C	A	PRIV SEWER
Plumbing		PUB PAVED ST/RD
Standard	1	Neighborhood:
		Code: 3300
		Dwl/Gar/NC% 1.3400

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 B B			B-	397300	.40	.15	271520
	acres/	effective	depth	actual	effective	extended	true	
homesite	frontage	frontage	factor	rate	rate	value	value	
small acreage	1.0000	3754		5000	5000	18000	18000	
	2.4440					18000	12220	