

PLEASANT TWP
KENTON SD

00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-220001.0000
D45

AGR
2025

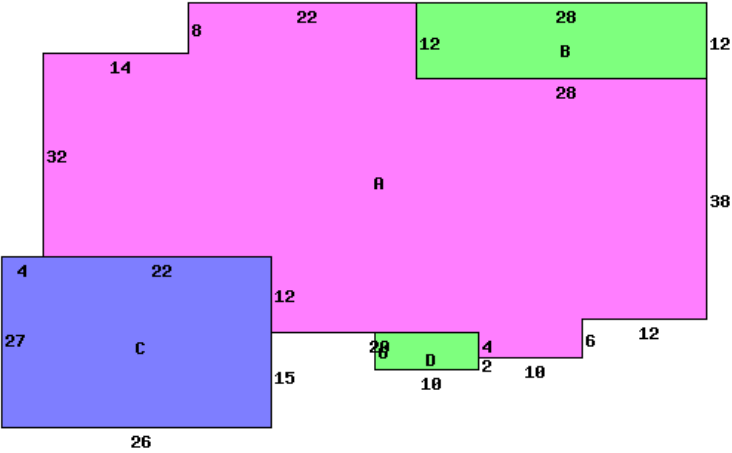
sale

2022 BLOOM WILLIAM J & MIC	2007-08-21	
2023 BLOOM WILLIAM J & MIC	2007-08-21	
2024 BLOOM WILLIAM J & MIC	2007-08-21	
2025 HAYRAKEBLOOM FARMS LLC	2024-05-24 PT NW 1/4 S22	95.42A
9235 SR 53	60C	
KENTON OH 43326	\$0	

Eff Rate:-	49.60	43.46	45.84	45.76	a/r	
Tax Year	2022	2023	2024	2025		CAMA
Prop Cls	111	111	199	111		111
Acres	95.4200	95.4200	95.4200	95.4200		
Land100%	527110	580200	568230	568230		576750
Bldg100%	155000	190830	78090	3195630		338490
Totl100%	682110t	771030t	646310t	3763860t		915240t
Cauv100%	147110	267290	251940	263370		263380
Tax Value:						
Land 35%	51490	93550	88180	92180		201860
Bldg 35%	54250	66790	27330	1118470		118470
Totl 35%	105740t	160340t	115510t	1210650t		320330t
Hmstd35%						
Owner 0c						
Hmstd RB						
Net Tax	4845.66	6419.32	4899.60	51304.46		
Cauv Sav	6094.88	4384.70	4695.58	4521.68		
Sp-Asmnt	187.31	347.23	325.23	347.08		

SHB+ 1	CONS F/C PAT F OFF	TYPE M P G P	FACT	SQ-FT 2632 336 702 60	VALUE 1010 16850 1800	a b c d	*MAIN PORCH GRAGE PORCH
William A & Janet B Bloom hold life estate on buidlings and 3.00 acres around the buidlings							
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
234	6	2024-05-24	HAYRAKEBLOOM FARMS LLC	70C *	0	580200	190830
233	1	2024-05-24	BLOOM WILLIAM J & MICHELL	1AF *	0	580200	190830
440	5	2007-08-21	BLOOM WILLIAM J & MICHEL	5WD	184000	203510	91570
Year	Land	Bldg	Total	Net Tax			
2021	51490	54250	105740	4863.62			
2020	51490	54250	105740	4212.16			
p r o j e c t					ben acres / % factor		
131	BLANCHARD RIVER MAINT			XA/2025			
235	KELLOGG #983 - BLANCHARD			XA/2025			
306	BLOOM #1043 - BLANCHARD			XA/2025			
500	HARDIN COUNTY LANDFILL			XA/2025			
921	BLANCHARD RIVER MAINT			XA/2023			
335	LUTZ #1098 - BLANCHARD RIVER			XA/2025			

9235 SR 53 43326



Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level		
Main	2632	170530
Subtotal		170530
B 1 2 U A		
Plaster/Drywall		Air Conditioning 4610
Number of Rooms	6	Plumbing 3500
Bedrooms	3	Garages and Carports 16850
Central Heat	A	Extra Features 2810
FORCED AIR		Total Value 198300
Central A/C	A	
Plumbing		PUB ELECTRIC
Standard	1	PRIV WATER
Extra 3 Fixture	1	PRIV SEWER
Extra 2 Fixture	1	PUB PAVED ST/RD
		Neighborhood:
		Code: 3300
		Dwl/Gar/NC% 1.3400

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
5 Pole Build	F 1	108X54	5832		C	1979AV		69980	.65		24490
6 Grain Bin	*PP	24X30	720		C	2006AV		0			0
7 Grain Bin	*PP	24X30	720		C	2007AV		0			0
8 Grain Bin	*PP	24X30	720		C	2007AV		0			0
9 Pole Build	1	116X70	8120		C	2008AV		97440	.45		53590
10 DWELLING	1 F/C		2632		C	2024AV		198300	.02		260410
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv					
C 1	BOA BLOUNT SILT LOAM 0-	13.8683	6030	83630	2660	36890					
C 2	BOB BLOUNT SILT LOAM, 2	17.3399	5770	100050	2360	40920					
C 17	HKA HASKINS SILT LOAM 0	7.5236	5900	44390	2950	22200					
C 24	MAB MARTINSVILLE LOAM,	2.3026	6110	14070	3080	7090					
C 39	PM PEWAMO SILTY CLAY L	38.9914	6490	253050	3560	138810					
C 51	WSTL WASTE LAND	2.0000	120	240	50	100					
980	ROAD ROAD	2.1160									
C 39	PM PEWAMO SILTY CLAY L	9.5866	6490	62220	230	2210					
C 17	HKA HASKINS SILT LOAM 0	.6334	5900	3740	230	150					
C 24	MAB MARTINSVILLE LOAM,	.0582	6110	360	230	10					
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000					

95.42 576750 (100%) 263380 CAUV # 4626
201860 (35%) 92180

Call Back: Sign: PSN Date: 2015-11-20 Lister: 33-220001.0000-v082020R