

PLEASANT TWP
KENTON SD

00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-220001.0000
D45

AGR
2025

sale

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

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			

Tax Year	2022	2023	2024	2025	2025	2025	CAMA
Prop Cls	111	111	199	111	111	111	111
Acres	95.4200	95.4200	95.4200	95.4200	95.4200		
Land100%	527110	580200	568230	568230	263370	568230	576750
Bldg100%	155000	190830	78090	3195630	338490	338490	338490
Totl100%	682110t	771030t	646310t	3763860t	601860t	906710t	915240t
Cauv100%	147110	267290	251940	263370		568230	263380
Tax Value:							
Land 35%	51490	93550	88180	92180	92180	92180	201860
Bldg 35%	54250	66790	27330	118470	118470	118470	118470
Totl 35%	105740t	160340t	115510t	1210650t	210650t	210650t	320330t
Hmstd35%				96390	96390	96390	
Owner Oc				81.60	hmstd	5250 1	91140 b
Hmstd RB							
Net Tax	4845.66	6419.32	4899.60	51304.46	8845.24		
Cauv Sav	6094.88	4384.70	4695.58	4521.68			
Sp-Asmnt	187.31	347.23	325.23	347.08			

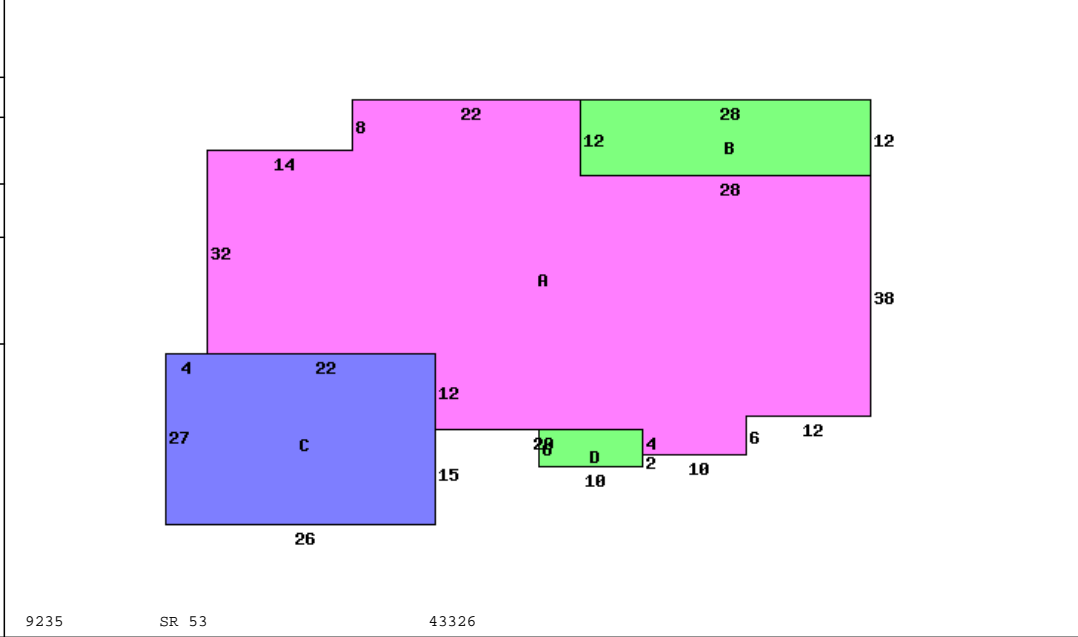
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		2632			
	PAT	P		336	1010	b	PORCH
	F	G		702	16850	c	GRAGE
	OFF	F		60	1800	d	PORCH

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\$	cc:land	cc: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

project	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	2632 170530
Main	FRAME
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	Extra Features 2810
FORCED AIR	Total Value 198300
Central A/C	
Plumbing	
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	Grade	Blt/Renov	Replace	Phy	Fnc	True
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