PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-220001.0000 AGR
D45 2026

sale

2023	BLOOM WILLIAM J & MIC	2007-08-21
2024	BLOOM WILLIAM J & MIC	2007-08-21
2025	HAYRAKEBLOOM FARMS LL	2024-05-24
2026	HAYRAKEBLOOM FARMS LLC	2024-05-24 PT NW 1/4 S22 84.198A
	9235 SR 53	6QC
		$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	199	111	111	0	111	111	111
Acres	95.4200	95.4200	95.4200	95.4200	95.4200			
Land100%	580200	568230	568230	568230		568230	836290	836290
Bldg100%	190830	78090	338490	3195630		3195630	408460	408450
Totl100%	771030t	646310t	906710t	3763860t		3763860t	1244740t	1244740t
Cauv100%	267290	251940	263370	263370		568230	836290	260880
Tax Value:								
Land 35%	93550	88180	92180	92180		92180	91310	292700
Bldg 35%	66790	27330	118470	1118470		1118470	142960	142960
Totl 35%	160340t	115510t	210650t	1210650t		1210650t	234270t	435660t
Hmstd35%			96390	96390		96390	123240	
Owner Oc			81.60		81.60	hmstd 5250 l	91140 b	
Hmstd RB								
Net Tax	6419.32	4899.60	8845.24	51304.46	8845.24			
Cauv Sav	6094.88	4384.70	4695.58	4521.68				
Sp-Asmnt	347.23	325.23	347.08	347.08				

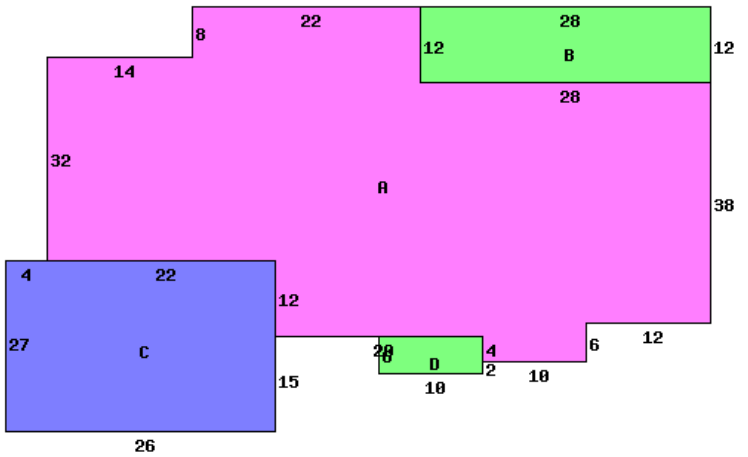
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		2632		a	*MAIN
	PAT	P		336	1010	b	PORCH
	F	G		702	16850	c	GRAGE
	OFP	P		60	1800	d	PORCH

illiam 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	7QC	*	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
2022	51490	54250	105740	4845.66
2021	51490	54250	105740	4863.62

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

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	2632	170530
	Subtotal			170530

B 1 2 U A

Plaster/Drywall	D	Air Conditioning	4610
Number of Rooms	6	Plumbing	3500
Bedrooms	3	Garages and Carports	16850
		Extra Features	2810
Central Heat	A	Total Value	198300
FORCED AIR			
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%	1.7000

	Bldg Type	SHB+Cons	DixHt FtxFt	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		330370

Tab	#	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA	BLOUNT SILT LOAM 0-	13.8683	8740	121210	2550	35360
C	2	BOB	BLOUNT SILT LOAM, 2	17.3399	8370	145130	2230	38670
C	17	HKA	HASKINS SILT LOAM 0	7.5236	8560	64400	2830	21290
C	24	MAB	MARTINSVILLE LOAM,	2.3026	8860	20400	2960	6820
C	39	PM	PEWAMO SILTY CLAY L	38.9914	9410	366910	3450	134520
C	51	WSTL	WASTE LAND	2.0000	170	340	50	100
	980	ROAD	ROAD	2.1160				
C	39	PM	PEWAMO SILTY CLAY L	9.5866	9410	90210	230	2210
C	17	HKA	HASKINS SILT LOAM 0	.6334	8560	5420	230	150
C	24	MAB	MARTINSVILLE LOAM,	.0582	8860	520	230	10
	670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
				95.42		836290	(100%)	260880
						292700	(35%)	91310

CAUV # 4626

Call Back: Sign: PSN Date: 2015-11-20 Lister:

33-220001.0000-v082020R