

PLEASANT TWP
KENTON SD

00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-220002.0000
D46

AGR
2025

sale

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

2022 BLOOM WILLIAM J & MIC	2005-12-12	
2023 BLOOM WILLIAM J & MIC	2005-12-12	
2024 BLOOM WILLIAM J & MIC	2005-12-12	
2025 BLOOM WILLIAM J & MICHE	2024-05-24	PT N 1/2 S22 61.00A
9290 SR 53	1QC	
KENTON OH 43326	\$0	

Tax Year	2022	2023	2024	2025	
Prop Cls	111	111	111	111	CAMA
Acres	61.0000	61.0000	61.0000	61.0000	111
Land100%	341690	377540	377540	377540	377540
Bldg100%	175830	245710	245710	245710	245700
Totl100%	517510t	623260t	623260t	623260t	623240t
Cauv100%	114570	203740	203740	203740	203740

2027 HAYRAKEBLOOM FARMS LLC	2026-01-02	
9290 SR 53	1TD	
KENTON OH 43326		

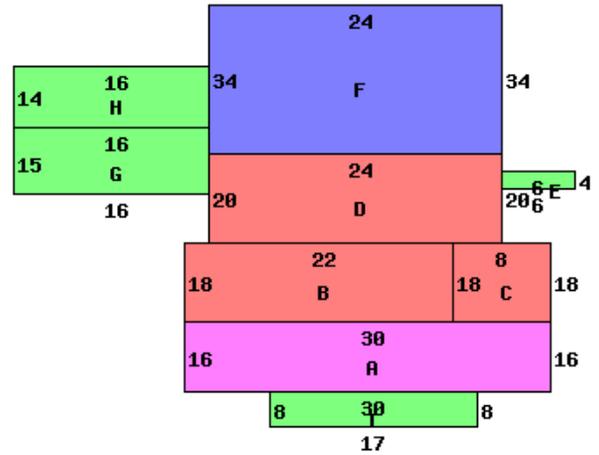
Tax Value:					
Land 35%	40100	71310	71310	71310	132140
Bldg 35%	61540	86000	86000	86000	86000
Totl 35%	101640t	157310t	157310t	157310t	218130t
Hmstd35%	56810	82430	82430	82430	
Owner Oc	53.64	70.60	70.52	69.78	hmstd 6300 l 76130 b
Hmstd RB					
Net Tax	4604.14	6227.40	6602.12	6596.64	
Cauv Sav	3642.72	2435.36	2580.22	2577.84	
Sp-Asmnt	219.10	320.90	316.90	319.90	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	B	M		480		b	ADDTN
2	B/C	A		396		c	ADDTN
2	F/C	A		144		d	ADDTN
2	F/C	A		480		e	PORCH
	STP	P		24	100	f	GRAGE
	F2	G		816	19580	g	PORCH
	EFP	P		240	9600	h	PORCH
	DK	P		224	3360	i	PORCH
	OPF	P		136	4080		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
2	1	2026-01-02	HAYRAKEBLOOM FARMS LLC	1TD *	0	377540	245710
235	1	2024-05-24	BLOOM WILLIAM J & MICHELL	1QC *	0	377540	245710
487	1	2005-12-12	BLOOM WILLIAM J & MICHAEL	1SD *	0	137860	91570
113	1	1990-02-13		1WD	75000	0	104710

Year	Land	Bldg	Total	Net Tax
2021	40100	61540	101640	4621.40
2020	40100	61540	101640	3994.78

Project	ben acres	%	factor
131 BLANCHARD RIVER MAINT			XA/2025
235 KELLOGG #983 - BLANCHARD			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025
306 BLOOM #1043 - BLANCHARD			XA/2025
921 BLANCHARD RIVER MAINT			XA/2023
335 LUTZ #1098 - BLANCHARD RIVER			XA/2025



9290 SR 53 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	BRICK	1500 125940
	Full Upper	BRICK	1500 75570
	Basement		240 4920
	Subtotal		206430
Metal	Roof	HIP	
Plaster/Drywall	P P	Plumbing	2800
Unfinished Wall	X	Garages and Carports	19580
Floor/Pine	X X	Extra Features	17140
Floor/Carpet	X	Total Value	245950
Number of Rooms	1 4 6		
Bedrooms	5	PUB ELECTRIC	
		PUB GAS	
Central Heat	A	PRIV WATER	
FORCED AIR		PRIV SEWER	
Plumbing		PUB PAVED ST/RD	
Standard	1		
Extra 3 Fixture	1	Neighborhood:	
Extra Fixture	1	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
1 DWELLING	2 B F		3000		C+	OLD/GD		270550	.40		217520
2 P	CAN	12X15	180		C	2005AV		1440	.50		720
3 Pole Build		50X75	3750		C	2005AV		54380	.50		27190
4 P	PAT	12X15	180		C	2005AV		540	.50		270

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	15.5751	6030	93920	2660	41430
C 2	BOB BLOUNT SILT LOAM, 2	1.7305	5770	9980	2360	4080
C 39	PM PEWAMO SILTY CLAY L	39.3900	6490	255640	3560	140230
671	HSITE HOMESITE	1.0000	18000	18000	18000	18000
980	ROAD ROAD	3.3044				

		61		377540	(100%)	203740	CAUV # 4626
				132140	(35%)	71310	

Call Back:

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

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