PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-240001.0000 AGR
E19 2025

sale

2022 VAN HORN JOY L	2020-10-29	
2023 VAN HORN JOY L	2020-10-29	
2024 VAN HORN JOY L	2020-10-29	
2025 VAN HORN JOY L	2020-10-29 PT N1/2 NW1/4 24	60.00A
9002 TR 179	5TD	
	$0	
KENTON OH 43326		

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

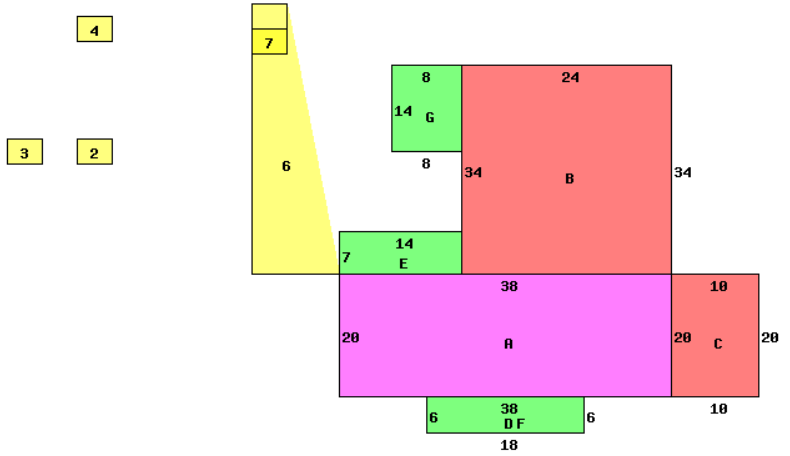
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	111	111	111	111	111	111
Acres	60.0000	60.0000	60.0000	60.0000	60.0000	
Land100%	339860	375570	375570	375570	191030	375570
Bldg100%	135940	207340	207340	207340	207340	207330
Totl100%	475800t	582910t	582910t	582910t	398370t	582900t
Cauv100%	103290	191030	191030	191030		191040
Tax Value:						
Land 35%	36150	66860	66860	66860	66860	131450
Bldg 35%	47580	72570	72570	72570	72570	72570
Totl 35%	83730t	139430t	139430t	139430t	139430t	204020t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	3837.04	5582.18	5914.22	5908.70	5908.70	
Cauv Sav	3794.40	2585.90	2739.72	2737.18		
Sp-Asmnt	18.00	22.00	18.00	18.00		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		760		a	*MAIN
1 B	F	A		816		b	ADDTN
1	F/C	A		200		c	ADDTN
	BAL	P		108	1620	d	PORCH
	EFP	P		98	3920	e	PORCH
	OFP	P		108	3240	f	PORCH
	EFP	P		112	4480	g	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
444	5	2020-10-29	VAN HORN JOY L	5TD	*	0	339260	112710
384	6	2020-09-25	VAN HORN JOY L & JOY VAN	6CT	*	0	339260	112710
496	5	2018-12-10	GERLACH CHARLES & JOY VAN	5AF	*	0	339260	112710
38	2	1998-01-29	GERLACH CHARLES W & PAUL	5CT	*	0	76260	40030

Year	Land	Bldg	Total	Net Tax
2021	36150	47580	83730	3851.26
2020	36150	47580	83730	3335.40

p r o j e c t		ben acres	/ %	factor
500 HARDIN COUNTY LANDFILL	XA/2025			



9002 TR 179 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1776	129630
	Full Upper	FRAME	760	55610
	Basement		1006	18750
	Subtotal			203990
Metal	Roof	HIP-GABLE		

B 1 2 U A

Plaster/Drywall	X X	Plumbing	1400
Unfinished Wall	X	Extra Features	13260
Floor/Hardwood	X X	Total Value	218650
Floor/Carpet	X		
Number of Rooms	1 6 3	PUB ELECTRIC	
Bedrooms	2 3	PRIV WATER	
		PRIV SEWER	
Central Heat	A	PUB PAVED ST/RD	
ELECTRIC			
Plumbing		Neighborhood:	
Standard	1	Code:	3300
Extra 2 Fixture	1	Dwl/Gar/NC%	1.3400

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 B F		2536		C	OLD/GD	218650	.40		175800
2	Bank Barn			4420		D	OLD/AV	42430	.65		14850
3	Hog House	*SV	12X50	600			OLD/FR	500			500
4	Shed		33X36	1188		C	1950AV	14260	.65		4990
6	Garage		24X26	624		C	2006AV	14980	.50		10040
7	P	CAN	12X24	288		C	2006AV	2300	.50		1150

Tab #		S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-	13.9910	6030	84370	2660	37220
C 2	BOB	BLOUNT SILT LOAM, 2	17.4186	5770	100510	2360	41110
C 39	PM	PEWAMO SILTY CLAY L	26.5904	6490	172570	3560	94660
C 51	WSTL	WASTE LAND	1.0000	120	120	50	50
671	HSITE	HOMESITE	1.0000	18000	18000	18000	18000
			60		375570	(100%)	191040
					131450	(35%)	66860

CAUV # 987

Call Back: Sign: PSN Date: 2015-11-24 Lister:

33-240001.0000-v082020R