

PLEASANT TWP  
KENTON SD

00320

Hardin County, Ohio  
Michael T. Bacon, Auditor

33-240001.0000  
E19

AGR  
2025

sale

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

|                     |                         |
|---------------------|-------------------------|
| 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              |
| 9002 TR 179         | PT N1/2 NW1/4 24 60.00A |
|                     | 5TD                     |
|                     | \$0                     |
| KENTON OH 43326     |                         |

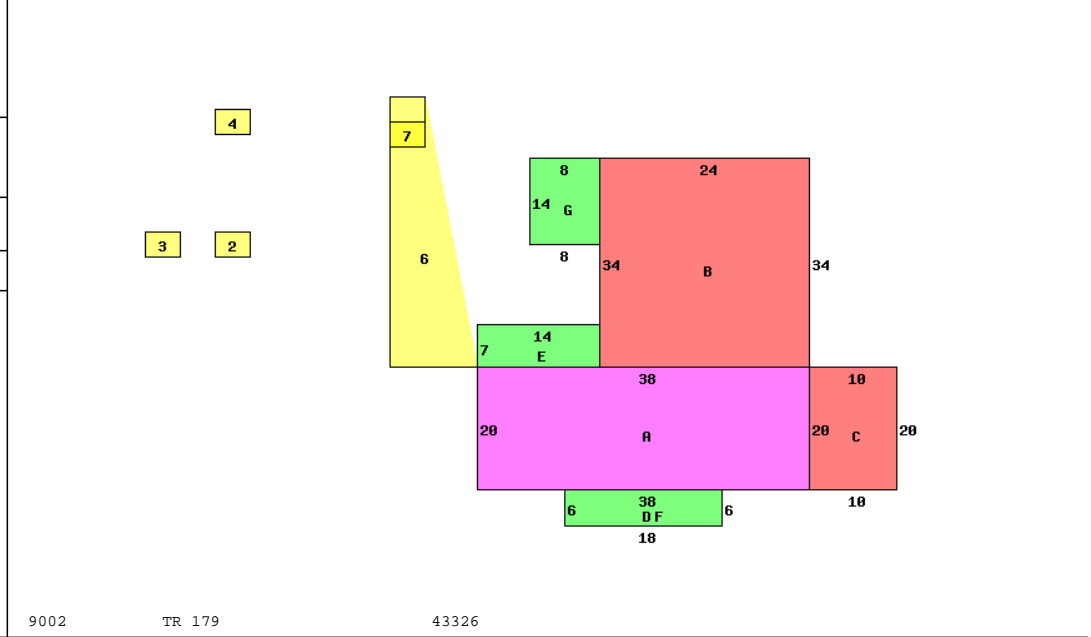
|            |         |         |         |         |         |
|------------|---------|---------|---------|---------|---------|
| Tax Year   | 2022    | 2023    | 2024    | 2025    | CAMA    |
| Prop Cls   | 111     | 111     | 111     | 111     | 111     |
| Acres      | 60.0000 | 60.0000 | 60.0000 | 60.0000 |         |
| Land100%   | 339860  | 375570  | 375570  | 375570  | 375570  |
| Bldg100%   | 135940  | 207340  | 207340  | 207340  | 207330  |
| Totl100%   | 475800t | 582910t | 582910t | 582910t | 582900t |
| Cauv100%   | 103290  | 191030  | 191030  | 191030  | 191040  |
| Tax Value: |         |         |         |         |         |
| Land 35%   | 36150   | 66860   | 66860   | 66860   | 131450  |
| Bldg 35%   | 47580   | 72570   | 72570   | 72570   | 72570   |
| Totl 35%   | 83730t  | 139430t | 139430t | 139430t | 204020t |
| Hmstd35%   |         |         |         |         |         |
| Owner Oc   |         |         |         |         |         |
| Hmstd RB   |         |         |         |         |         |
| Net Tax    | 3837.04 | 5582.18 | 5914.22 | 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 | a | *MAIN |
| 2 B  | F    | M    |      | 760   |       | b | ADDTN |
| 1 B  | F    | A    |      | 816   |       | c | ADDTN |
| 1    | F/C  | A    |      | 200   |       | d | PORCH |
|      | BAL  | P    |      | 108   | 1620  | e | PORCH |
|      | EPF  | P    |      | 98    | 3920  | f | PORCH |
|      | OPF  | P    |      | 108   | 3240  | g | PORCH |
|      | EPF  | P    |      | 112   | 4480  |   |       |

|       |    |            |                           |               |        |         |         |
|-------|----|------------|---------------------------|---------------|--------|---------|---------|
| Sale# | #p | sale date  | To                        | Type/Invalid? | Sale\$ | co:land | co:bldg |
| 444   | 5  | 2020-10-29 | VAN HORN JOY L            | STD *         | 0      | 339260  | 112710  |
| 384   | 6  | 2020-09-25 | VAN HORN JOY L & JOY VAN  | ECT *         | 0      | 339260  | 112710  |
| 496   | 5  | 2018-12-10 | GERLACH CHARLES & JOY VAN | SAF *         | 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 |

|                            |           |     |        |
|----------------------------|-----------|-----|--------|
| project                    | ben acres | / % | factor |
| 500 HARDIN COUNTY LANDFILL |           |     |        |
|                            | XA/2025   |     |        |



9002 TR 179 43326

|                           |                        |
|---------------------------|------------------------|
| Occupancy 1 Single Family | *DWELLING COMPUTATIONS |
| Story Height 2            | Sq-Ft Value            |
| Floor Level               |                        |
| Main                      | FRAME 1776 129630      |
| Full Upper                | FRAME 760 55610        |
| Basement                  | 1006 18750             |
| Subtotal                  | 203990                 |
| Metal Roof                | HIP-GABLE              |
| 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         |
| 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 | Area    | Unit   | Grade  | Blt/Renov | Replace | Phy | Fnc | True       |
| 1 DWELLING  | 2 B F                   | 2536  |         | Rate   | 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  |     |     | CAUV # 987 |
|             |                         |       |         |        | 131450 | ( 35%)    | 66860   |     |     |            |