

PLEASANT TWP  
KENTON SD

00320

Hardin County, Ohio  
Michael T. Bacon, Auditor

33-260006.0000  
E94

AGR  
2025

sale

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

2022 HE WARD FARMS LLC	2013-01-02				
2023 HE WARD FARMS LLC	2013-01-02				
2024 HE WARD FARMS LLC	2013-01-02				
2025 HE WARD FARMS LLC	2013-01-02	SW 1/4 26	159.75A		
16213 & 16498 SR 67	9AF				
KENTON OH 43326	\$0				

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	159.7500	159.7500	159.7500	159.7500	
Land100%	824860	909890	909890	909890	909890
Bldg100%	88890	122510	122510	122510	122500
Totl100%	913740t	1032400t	1032400t	1032400t	1032390t
Cauv100%	183740	384890	384890	384890	384890
Tax Value:					
Land 35%	64310	134710	134710	134710	318460
Bldg 35%	31110	42880	42880	42880	42880
Totl 35%	95420t	177590t	177590t	177590t	361340t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	4372.72	7109.92	7532.86	7525.84	
Cauv Sav	10282.96	7356.54	7794.14	7786.88	
Sp-Asmnt	89.55	187.31	179.31	474.40	

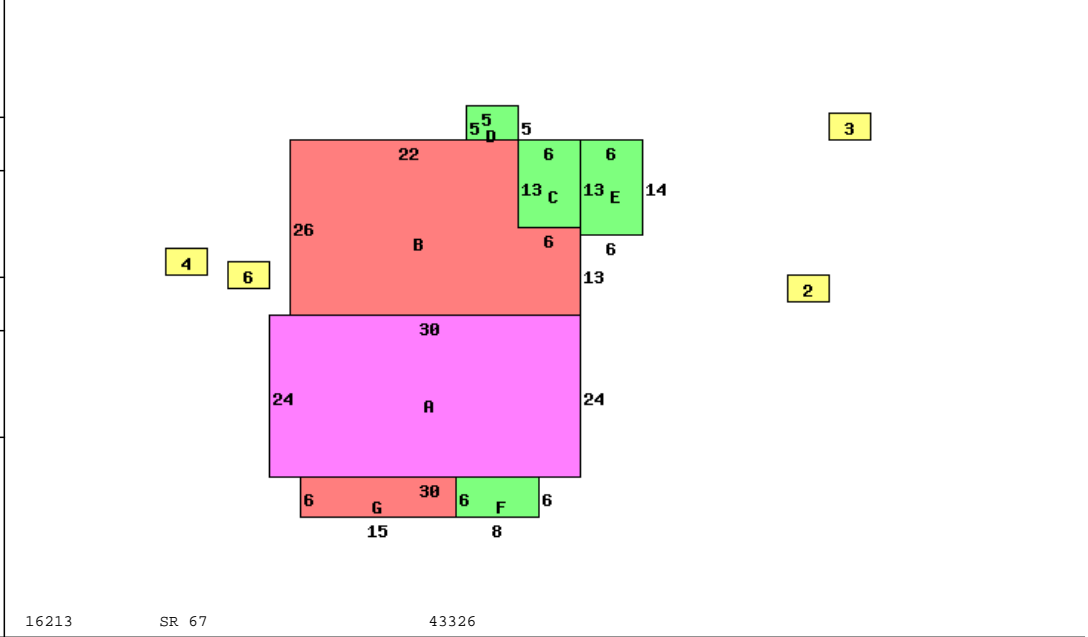
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1HB	F	M		720		b	ADDTN
1 B	F	A		650		c	PORCH
	FFP	P		78	3120	d	PORCH
	FFP	P		25	1000	e	PORCH
	OFFP	P		84	2520	f	PORCH
	OFFP	P		48	1440	g	ADDTN
1	F/C	A		90			

#: 9 L/W  
July 30, 2007 put in the Black Swamp Conservancy  
332600090000 .75a

Sale#	#p	sale date	To	HE WARD FARMS LLC	Type/Invalid?	Sale\$	co:land	co:bldg
2	9	2013-01-02	HE WARD FARMS LLC	9AF *		0	481830	67970
288	13	2007-07-31	WYNDHAM BERNIECE R TRUST	13 *		0	324090	84260
287	13	2007-07-31	WYNDHAM BERNIECE R	13 *		0	324090	84260
286	13	2007-07-31	WYNDHAM BERNIECE R	13 *		0	324090	84260
440	6	2001-10-08	WYNDHAM BERNIECE R ETAL	6WD *		0	237340	71710
403	9	1997-09-25	WYNDHAM BERNIECE R & GLA	9WD *		0	191800	58140

Year	Land	Bldg	Total	Net Tax
2021	64310	31110	95420	4388.94
2020	64310	31110	95420	3801.06

project	ben acres	/ %	factor
131 BLANCHARD RIVER MAINT			XA/2025
235 KELLOGG #983 - BLANCHARD			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025
921 BLANCHARD RIVER MAINT			XA/2023
306 BLOOM #1043 - BLANCHARD			XA/2025
317 DITCH O BLANCHARD RIVER			XA/2025



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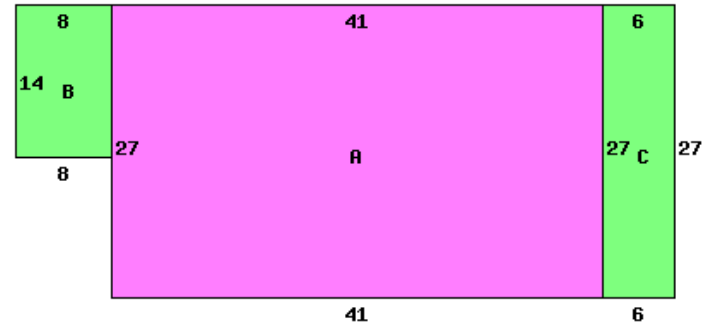
Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1H	Sq-Ft	Value
Floor Level	Main	FRAME	1460 114920
	Part Upper	FRAME	720 33390
	Basement		1045 19480
	Subtotal		167790
Metal	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	X X	Air Conditioning	3860
Unfinished Wall	X	Extra Features	8080
Floor/Hardwood	X X	Total Value	179730
Number of Rooms	1 4 3		
Bedrooms	3	PUB ELECTRIC	
		PRIV WATER	
Central Heat	A	PRIV SEWER	
		PUB PAVED ST/RD	
Central A/C	A	Top: ROLLING	
Plumbing			
Standard	1	Neighborhood:	
		Code:	3300
		Dwl/Gar/NC%	1.3400

Bldg Type	SHB+Cons	DixFt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1HB F		2180		C-	1900FR		161760	.65	.35	49310
2 PUMP HSE	*SV	9X12	108			OLD/AV		200			200
3 Shed		36X80	2880		C	OLD/AV		34560	.65		12100
4 Shed	*PP	6X8	48			OLD/		0			0
6 Garage	*SV	0 22X22	484			OLD/AV		900			900
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv					
C 1	BOA BLOUNT SILT LOAM 0-	4.3960	6030	26510	2660	11690					
C 2	BOB BLOUNT SILT LOAM, 2	92.6948	5770	534850	2360	218760					
C 14	GWB GLYNWOOD SILT LOAM	8.1690	5400	44110	1750	14300					
C 15	GYB2 GLYNWOOD CLAY LOAM	19.7845	5020	99320	1230	24340					
C 16	GYC2 GLYNWOOD CLAY LOAM	8.3267	4750	39550	1050	8740					
C 39	PM PEWAMO SILTY CLAY L	19.9610	6490	129550	3560	71060					
671	HSITE HOMESITE	1.0000	18000	18000	18000	18000					
980	ROAD ROAD	4.4180									
671	HSITE HOMESITE	1.0000	18000	18000	18000	18000					
		159.75		909890	(100%)	384890					
				318460	( 35%)	134710					

Call Back: Sign: PSN Date: 2015-11-24 Lister: 33-260006.0000-v082020R  
Call Back: Sign: PSN Date: 2015-11-24 Lister:

CAMA / Cont: 1

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	B/C	M		1107		a	*MAIN
	OFF	P		112	3360	b	PORCH
	OFF	P		162	4860	c	PORCH



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Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
		Sq-Ft	Value
Story Height	1		
Floor Level	Main	BRICK	1107 112290
	Subtotal		112290
	Roof	GABLE	
Metal	B 1 2 U A		
Panelled Wall	X	Heating	-1370
Floor/Carpet	X	Plumbing	-2100
Number of Rooms	3	Extra Features	8220
Bedrooms	1	Total Value	117040
Plumbing			
Extra 2 Fixture	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
5 DWELLING	1 B/C	FtxFt	1107	Rate	D+	Cond	Value	Dpr	Dpr	Value
						OLD/AV	99480	.55		59990

Call Back: - - - - Sign: Date: Lister: 33-260006.0000-v082020R