

PLEASANT TWP  
KENTON SD

00320

Hardin County, Ohio  
Michael T. Bacon, Auditor

33-270012.0000  
D80

RES  
2025

sale

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

2022 WAGNER DANIEL J & MAR	2006-01-30
2023 WAGNER DANIEL J & MAR	2006-01-30
2024 WAGNER DANIEL J & MAR	2006-01-30
2025 WAGNER DANIEL J & MARY	2006-01-30 PT SE 1/4 27 3.00A
10759 CR 175	1SD
KENTON OH 43326	\$0

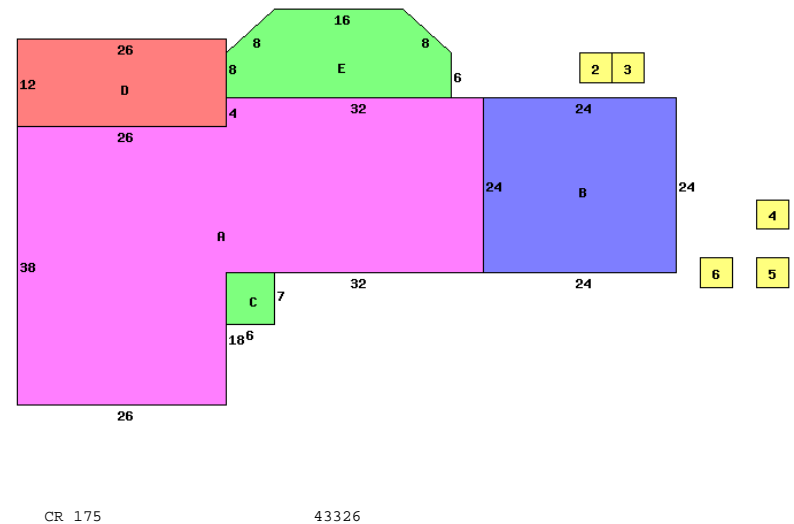
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	3.0000	3.0000	3.0000	3.0000	
Land100%	18600	28000	28000	28000	28000
Bldg100%	101140	140230	140230	140230	140230
Totl100%	119740t	168230t	168230t	168230t	168230t
Cauvl00%					
Tax Value:					
Land 35%	6510	9800	9800	9800	9800
Bldg 35%	35400	49080	49080	49080	49080
Totl 35%	41910t	58880t	58880t	58880t	58880t
Hmstd35%	39110	54690	54690	54510	
Owner Oc	36.92	46.84	46.78	46.14	
Hmstd RB					
Net Tax	1883.66	2310.46	2450.74	2449.06	
Sp-Asmnt	24.01	32.02	28.02	31.02	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 B	F	M		1756			
	F2	G		576	13820	b	GRAGE
	STP	P		42	170	c	PORCH
1	F/C	A		312		d	ADDTN
	DK	P		300	4500	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
46	1	2006-01-30	WAGNER DANIEL J & MARY L	1SD *	0	15910	78770
45	1	2006-01-30	WAGNER DANIEL J & MARY L	1FD *	0	15910	78770
44	1	2006-01-30	WAGNER DANIEL J & MARY L	1FD *	0	15910	78770
218	7	1998-05-07	WAGNER DANIEL J TRUST	7ST *	0	17710	50970
550	7	1996-12-06	WAGNER DANIEL J & DEBRA	7QC *	0	17710	50970

Year	Land	Bldg	Total	Net Tax
2021	6510	35400	41910	1890.78
2020	6510	35400	41910	1632.28

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



10759 CR 175 43326

Occupancy	1 Single Family	*DWELLING COMPUTATIONS	Sq-Ft	Value
Story Height	1			
Floor Level	Main	FRAME	2068	140850
	Basement		200	4210
	Subtotal			145060
Metal	Roof	GABLE		
	B 1 2 U A			
Plaster/Drywall	X	Fireplaces		2000
Unfinished Wall	X	Air Conditioning		3680
Floor/Carpet	X	Plumbing		2100
Number of Rooms	1 6	Garages and Carports	13820	
Bedrooms	4	Extra Features	4670	
		Total Value		171330
Fireplace				
Openings	1	PUB ELECTRIC		
Stacks	1	PRIV WATER		
Central Heat	A	PRIV SEWER		
GEO THERMAL		PUB PAVED ST/RD		
Central A/C	A			
Plumbing		Neighborhood:		
Standard	1	Code:		3300
Extra 3 Fixture	1	Dwl/Gar/NC%		1.3400

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B F	FtxFt	Area	Grade	Cond	Value	Dpr	Dpr
2 Shed			2068	C	1800GD	171330	.40	137750
3 P	OFFP	4X12	48	D	2002AV	2500	.55	1130
4 Grain Bin	*PP	36X22	792	C	1985AV	0		0
5 Grain Bin	*PP	36X22	792	C	1985AV	0		0
6 Shed		12X16	192	D	2002AV	1840	.55	830
homesite	acres/	effective	depth	actual	effective	extended	true	
small acreage	frontage	frontage	depth	rate	rate	value	value	
	1.0000		factor	18000	18000	18000	18000	
	2.0000			5000	5000	10000	10000	