PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-270012.0000 RES
D80 2026

sale

2023	WAGNER DANIEL J & MAR	2006-01-30	
2024	WAGNER DANIEL J & MAR	2006-01-30	
2025	WAGNER DANIEL J & MAR	2006-01-30	
2026	WAGNER DANIEL J & MARY	2006-01-30 PT SE 1/4 27	3.00A
	10759 CR 175	1SD	
		$0	
	KENTON OH 43326		

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

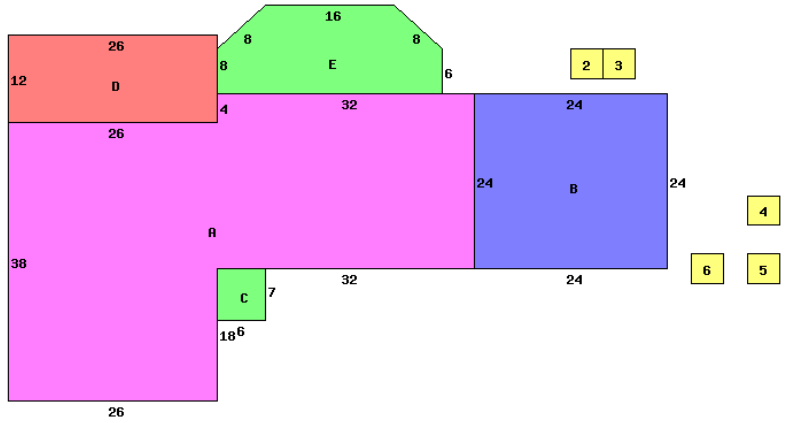
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	3.0000	3.0000	3.0000	3.0000	3.0000			
Land100%	28000	28000	28000	28000		28000	30710	30700
Bldg100%	140230	140230	140230	140230		140230	177230	177240
Totl100%	168230t	168230t	168230t	168230t		168230t	207940t	207940t
Cauv100%								
Tax Value:								
Land 35%	9800	9800	9800	9800		9800	10750	10750
Bldg 35%	49080	49080	49080	49080		49080	62030	62030
Totl 35%	58880t	58880t	58880t	58880t		58880t	72780t	72780t
Hmstd35%	54690	54690	54510	54510		54510	68420	
Owner Oc	46.84	46.78	46.14	46.14	46.14	hmstd 6300 l	48210 b	
Hmstd RB								
Net Tax	2310.46	2450.74	2449.06	2449.06	2449.06			
Sp-Asmnt	32.02	28.02	31.02	31.02				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1756		a	*MAIN
	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:bldg
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
2022	6510	35400	41910	1883.66
2021	6510	35400	41910	1890.78

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	
GEOTHERMAL		PUB PAVED ST/RD	
Central A/C	A		
Plumbing		Neighborhood:	
Standard	1	Code:	3300
Extra 3 Fixture	1	Dwl/Gar/NC%	1.7000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B F		2068		C	1800GD	171330	.40		174760
2	Shed			260		D	2002AV	2500	.55		1130
3	P	OFP	4X12	48		D	2002AV	1150	.55		520
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

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	2.0000				5000	5000	10000	10000

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

33-270012.0000-v082020R