

PLEASANT TWP
KENTON SD

00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-280001.0000
D20

AGR
2025

sale

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

2022	BROSEKE MICHAEL A & T	2017-12-01
2023	BROSEKE MICHAEL A & T	2017-12-01
2024	BROSEKE MICHAEL A & T	2017-12-01
2025	BROSEKE MICHAEL A & TER	2017-12-01
	10061 US 68	PT N PT NW1/4 NW1/4 S28
		1SD PT NE4 S29 & E PT N2 NW4
	KENTON OH 43326	\$0 NW4 S28 15.00A

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	15.0000	15.0000	15.0000	15.0000	
Land100%	79290	90910	90910	90910	90910
Bldg100%	159800	205510	205060	205060	205070
Totl100%	239090t	296430t	295970t	295970t	295980t
Cauv100%	32510	53540	53540	53540	53550
Tax Value:					
Land 35%	11380	18740	18740	18740	31820
Bldg 35%	55930	71930	71770	71770	71770
Totl 35%	67310t	90670t	90510t	90510t	103590t
Hmstd35%	57930	75540	75540	75540	
Owner Oc	54.70	64.70	64.62	63.94	hmstd 6300 1 69240 b
Hmstd RB					
Net Tax	3029.86	3565.34	3774.56	3771.66	
Cauv Sav	750.18	523.64	554.82	554.30	
Sp-Asmnt	24.00	52.38	44.38	50.38	

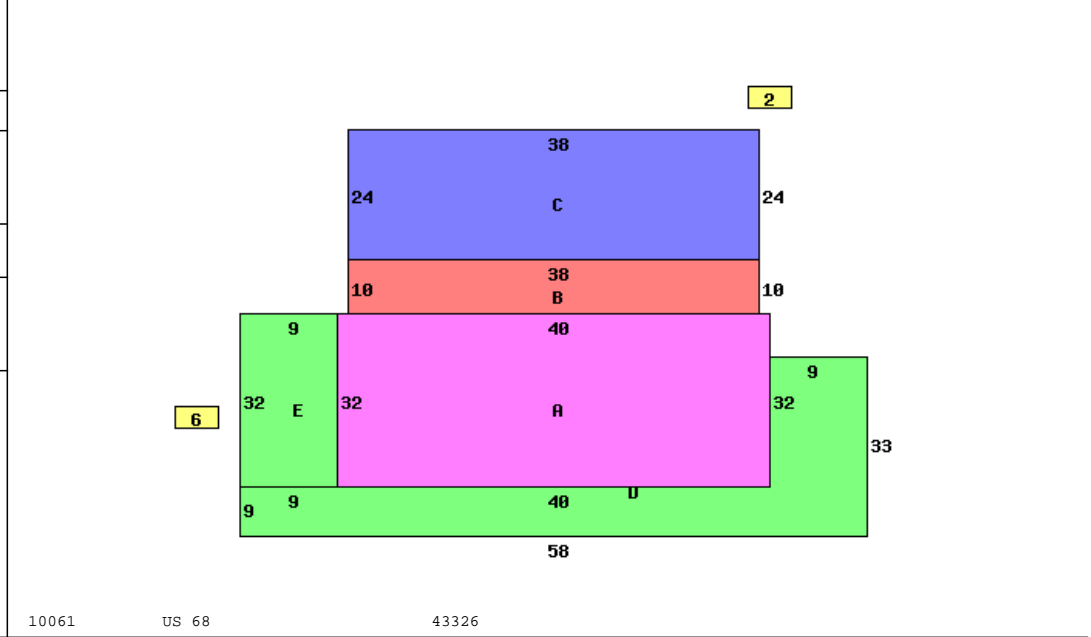
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	F	M		1280			
1 B	F	A		380		b	ADDTN
	CB2	G		912	21890	c	GRAGE
	OFF	P		738	22140	d	PORCH
	OFF	P		288	8640	e	PORCH

#: 29-005 L/W
332900050000 8.00a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
331	1	2017-12-01	BROSEKE MICHAEL A & TERES	1SD *	0	127140	126030
143	1	2006-03-29	BROSEKE MICHAEL A	1OC *	0	37000	105290
8	1	1991-01-04		1UN *	37800	0	47710
840	1	1990-10-16		1UN *	0	0	47710
68	0	1986-01-30			0	0	73830

Year	Land	Bldg	Total	Net Tax
2021	11380	56060	67440	3047.30
2020	11380	56180	67560	2636.14

Project	ben acres	%	factor
131 BLANCHARD RIVER MAINT			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025
235 KELLOGG #983 - BLANCHARD			XA/2025
921 BLANCHARD RIVER MAINT			XA/2023
336 DULIN #1099 - BLANCHARD MAIN			XA/2025



10061 US 68 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 2	Sq-Ft Value
Floor Level	
Main	FRAME 1660 124350
Full Upper	FRAME 1280 63570
Basement	1660 30710
Subtotal	218630
Metal Roof	MANSARD
Plaster/Drywall	X X Plumbing 2100
Unfinished Wall	X Garages and Carperts 21890
Floor/Pine	X X Extra Features 30780
Floor/Carpet	X X Total Value 273400
Number of Rooms	1 5 4
Bedrooms	1 3
Central Heat	A PUB ELECTRIC
FORCED AIR	PRIV WATER
Plumbing	PRIV SEWER
Standard	1 Neighborhood:
Extra 3 Fixture	1 Code: 3300
	Dwl/Gar/NC% 1.3400

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 B F		2940		C-	1900GD		246060	.40		197830
2 Shed		16X24	384		D	OLD/GD		3690	.60		1480
6 Pool		11X23	253		C	2018AV		12650	.35	.30	5760
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv					
C 2	BOB BLOUNT SILT LOAM, 2	.6614	5770	3820	2360	1560					
C 18	HKB HASKINS SILT LOAM,	1.5932	5900	9400	2710	4320					
C 24	MAB MARTINSVILLE LOAM,	3.7099	6110	22670	3080	11430					
C 26	MF MILFORD SILTY CLAY	4.7564	6900	32820	3800	18070					
C 51	WSTL WASTE LAND	.5000	120	60	50	30					
671	HSITE HOMESITE	1.0000	18000	18000	18000	18000					
970	DROW DITCH RIGHT OF WAY	.3800									
980	ROAD ROAD	1.7991									
C 26	MF MILFORD SILTY CLAY	.6000	6900	4140	230	140					
		15		90910	(100%)	53550	CAUV # 2480				
				31820	(35%)	18740					