

PLEASANT TWP
KENTON SD

00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-310002.0000
B28

AGR
2025

sale

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

2022 KING BLASE F & PATRIC	2020-02-25
2023 KING BLASE F & PATRIC	2020-02-25
2024 KING BLASE F & PATRIC	2020-02-25
2025 KING BLASE F & PATRICIA	2020-02-25 W PT W2 NW4 S31 28.471A
12100 CR 106	2SD
KENTON OH 43326	\$190,000

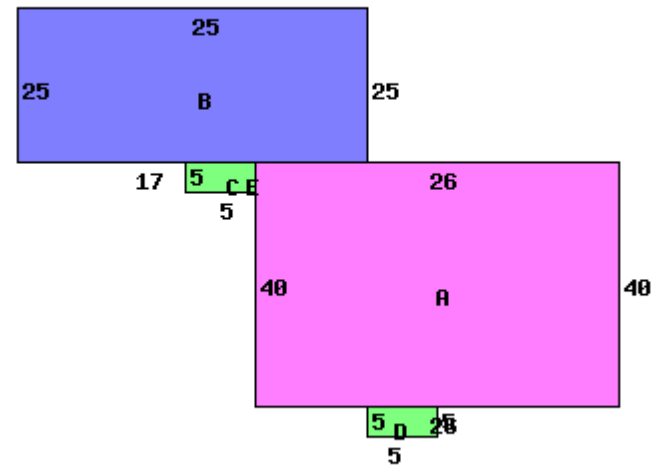
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	111	111	111	111	111	111
Acres	28.4710	28.4710	28.4710	28.4710	28.4710	158630
Land100%	141310	158630	158630	158630	158630	158630
Bldg100%	67200	78170	78170	78170	78170	78170
Totl100%	208510t	236800t	236800t	236800t	236800t	236800t
Cauv100%	34600	67460	67460	67460	67460	67470
Tax Value:						
Land 35%	12110	23610	23610	23610	23610	55520
Bldg 35%	23520	27360	27360	27360	27360	27360
Totl 35%	35630t	50970t	50970t	50970t	50970t	82880t
Hmstd35%	27930	33660	33660	33660	33660	
Owner Oc	26.38	28.82	28.80	28.50	28.50	hmstd 6300 l 27360 b
Hmstd RB						
Net Tax	1606.42	2011.78	2133.20	2131.48	2131.48	
Cauv Sav	1711.60	1277.54	1353.52	1352.28	1352.28	
Sp-Asmnt	24.73	24.73	52.36	52.36	52.36	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 BA	F	M		1040			
	F2	G		625	15000	b	GRACE
	STP	P		25	100	c	PORCH
	STP	P		25	100	d	PORCH
	CAN	P		25	200	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
77	2	2020-02-25	KING BLASE F & PATRICIA	2SD *	190000	110030	53540
74	4	2020-02-25	WOOD JENE ANN	4AF *	0	110030	53540
222	2	2017-05-17	WOOD MICHAEL F & JENE ANN	2SD *	0	80910	66570
306	1	2002-07-22	WOOD MICHAEL F	1CT *	0	43370	55460
305	1	2002-07-22	WOOD FREDERICK A	1AF *	0	43370	55460

Year	Land	Bldg	Total	Net Tax
2021	12110	23520	35630	1638.84
2020	10160	23520	33680	1315.06

Project	ben acres	%	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025



12100 CR 106 43326

Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	1	Sq-Ft Value
Floor Level	Main	FRAME 1040 104680
	Qtr Story	FRAME 1040 4060
	Basement	1040 19390
	Subtotal	128130
Shingle	Roof	GABLE
Plaster/Drywall	X	500 sq ft Basement Finish 5570
Panelled Wall	X X	Fireplaces 2000
Unfinished Wall	X	Plumbing 1400
Floor/Pine	X X	Garages and Carports 15000
Floor/Carpet	X	Extra Features 400
Floor/Tile-Lino	X	Total Value 152500
Number of Rooms	1 7 1	
Bedrooms	2	PUB ELECTRIC
		PRIV WATER
		PRIV SEWER
Fireplace		PUB PAVED ST/RD
Openings	1	Topo: ROLLING
Stacks	1	
Central Heat	A	
HW/ELECT		Neighborhood:
Plumbing		Code: 3300
Standard	1	Dwl/Gar/NC% 1.3400
Extra 2 Fixture	1	

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 BAF		1540		D+	1945AV		129630	.55		78170
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv					
C 2	BOB BLOUNT SILT LOAM, 2	7.2595	5770	41890	2360	17130					
C 14	GNB GLYNWOOD SILT LOAM	.4138	5400	2230	1750	720					
C 16	GYC2 GLYNWOOD CLAY LOAM	10.2723	4750	48790	1050	10790					
C 39	PM PEWAMO SILTY CLAY L	1.6442	6490	10670	3560	5850					
C 44	SA SARANAC SILTY CLAY L	2.3536	6390	15040	2770	6520					
C 46	SKA SLEETH SILT LOAM, 0	2.0832	5880	12250	2970	6190					
W 2	BOB BLOUNT SILT LOAM, 2	.1762	3130	550	470	80					
W 16	GYC2 GLYNWOOD CLAY LOAM	.4358	1460	640	230	100					
W 39	PM PEWAMO SILTY CLAY L	.1739	5370	930	1670	290					
W 44	SA SARANAC SILTY CLAY L	1.4972	3840	5750	880	1320					
W 46	SKA SLEETH SILT LOAM, 0	.4467	4230	1890	1080	480					
671	HSITE HOMESITE	1.0000	18000	18000	18000	18000					
980	ROAD ROAD	.7146									

28.471	158630	(100%)	67470	CAUV # 4394
	55520	(35%)	23610	

Call Back:

Sign: PSN Date: 2015-11-13 Lister:

33-310002.0000-v082020R