

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

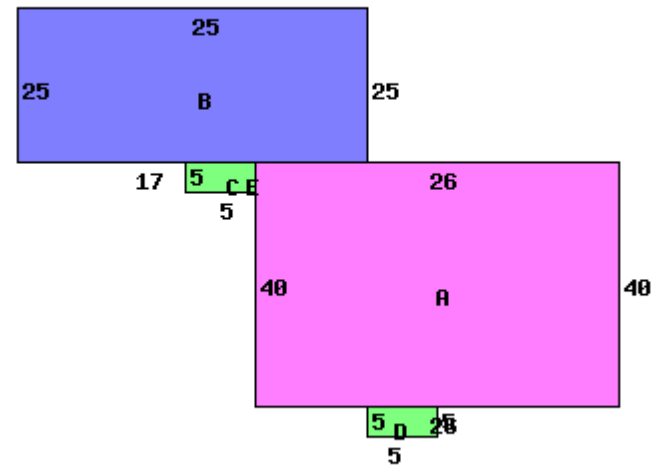
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	111	111	111	111	111	111
Acres	28.4710	28.4710	28.4710	28.4710	28.4710	158630
Land100%	141310	158630	158630	158630	158630	158630
Bldg100%	67200	78170	78170	78170	78170	78170
Totl100%	208510t	236800t	236800t	236800t	236800t	236800t
Cauv100%	34600	67460	67460	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+ 1 BA	CONS F	TYPE M	FACT G	SQ-FT 1040	VALUE 15000	a *MAIN
	F2	G		625		b GRAGE
	STP	P		25	100	c PORCH
	STP	P		25	100	d PORCH
	CAN	P		25	200	e PORCH

Sale# 77	#p 2	sale date 2020-02-25	To KING BLASE F & PATRICIA	Type/Invalid? 2SD	Sale\$ 190000	co:land 110030	co:bldg 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 2021	Land 12110	Bldg 23520	Total 35630	Net Tax 1638.84
2020	10160	23520	33680	1315.06

Project 902 MAIN DISTRICT CONSERVANCY	ben acres	/ %	factor
500 HARDIN COUNTY LANDFILL			
	XA/2025		
	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
Panelled Wall	X X	Basement Finish 5570
Unfinished Wall	X	Fireplaces 2000
Floor/Pine	X X	Plumbing 1400
Floor/Carpet	X	Garages and Carports 15000
Floor/Tile-Lino	X	Extra Features 400
Number of Rooms	1 7 1	Total Value 152500
Bedrooms	2	PUB ELECTRIC
Fireplace		PRIV WATER
Openings	1	PRIV SEWER
Stacks	1	PUB PAVED ST/RD
Central Heat	A	Topo: ROLLING
HW/ELECT		Neighborhood:
Plumbing		Code: 3300
Standard	1	Dwl/Gar/NC% 1.3400
Extra 2 Fixture	1	

Bldg Type 1 DWELLING	SHB+Cons 1 BAF	DixHt FtxFt 1540	Unit Rate	Grade D+	Blt/Renov Cond 1945AV	Replace Value 129630	Phy Dpr .55	Fnc Dpr	True Value 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	GVC2 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	GVC2 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	