PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-310002.0000 AGR
B28 2026

sale

2023	KING BLASE F & PATRIC	2020-02-25
2024	KING BLASE F & PATRIC	2020-02-25
2025	KING BLASE F & PATRIC	2020-02-25
2026	KING BLASE F & PATRICIA	2020-02-25 W PT W2 NW4 S31 28.471A
	12100 CR 106	2SD
		$190,000
	KENTON OH 43326	

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

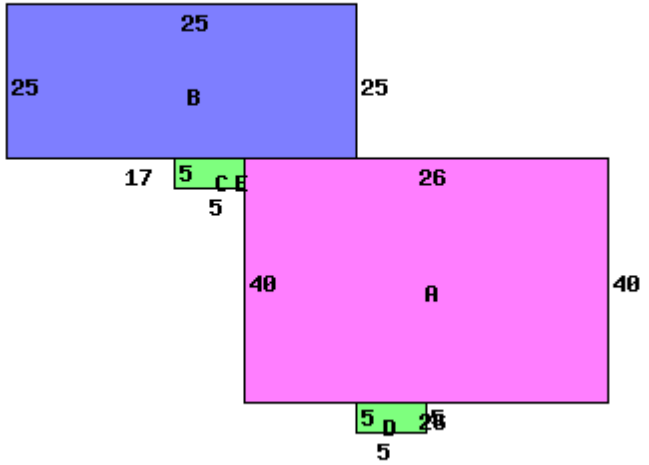
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	28.4710	28.4710	28.4710	28.4710	28.4710			
Land100%	158630	158630	158630	158630		158630	230090	230090
Bldg100%	78170	78170	78170	78170		78170	99170	99170
Totl100%	236800t	236800t	236800t	236800t		236800t	329260t	329260t
Cauv100%	67460	67460	67460	67460		158630	230090	70400
Tax Value:								
Land 35%	23610	23610	23610	23610		23610	24640	80530
Bldg 35%	27360	27360	27360	27360		27360	34710	34710
Totl 35%	50970t	50970t	50970t	50970t		50970t	59350t	115240t
Hmstd35%	33660	33660	33660	33660		33660	43850	
Owner Oc	28.82	28.80	28.50	28.50	28.50	hmstd 6300 l	27360 b	
Hmstd RB								
Net Tax	2011.78	2133.20	2131.48	2131.48	2131.48			
Cauv Sav	1711.60	1277.54	1353.52	1352.28				
Sp-Asmnt	24.73	52.36	52.36	52.36				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 BA	F	M		1040		a	*MAIN
	F2	G		625	15000	b	GRAGE
	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
2022	12110	23520	35630	1606.42
2021	12110	23520	35630	1638.84

p r o j e c t		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

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1040	104680
	Qtr Story	FRAME	1040	4060
	Basement		1040	19390
	Subtotal			128130
Shingle	Roof	GABLE		

	B 1 2 U A			
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	
Fireplace			PRIV SEWER	
Openings	1		PUB PAVED ST/RD	
Stacks	1		Topo: ROLLING	
Central Heat	A			
HW/ELECT			Neighborhood:	
Plumbing			Code:	3300
Standard	1		Dwl/Gar/NC%	1.7000
Extra 2 Fixture	1			

	Bldg	Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING		1 BAF		1540		D+	1945AV	129630	.55		99170

Tab	#	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	2	BOB	BLOUNT SILT LOAM, 2	7.2595	8370	60760	2230	16190
C	14	GWB	GLYNWOOD SILT LOAM	.4138	7830	3240	1630	680
C	16	GYC2	GLYNWOOD CLAY LOAM	10.2723	6890	70780	870	8940
C	39	PM	PEWAMO SILTY CLAY L	1.6442	9410	15470	3450	5670
C	44	SA	SARANAC SLTY CLAY L	2.3536	9270	21820	2660	6260
C	46	SKA	SLEETH SILT LOAM, 0	2.0832	8530	17770	2850	5940
W	2	BOB	BLOUNT SILT LOAM, 2	.1762	4540	800	230	40
W	16	GYC2	GLYNWOOD CLAY LOAM	.4358	2120	920	230	100
W	39	PM	PEWAMO SILTY CLAY L	.1739	7790	1350	230	40
W	44	SA	SARANAC SLTY CLAY L	1.4972	5570	8340	230	340
W	46	SKA	SLEETH SILT LOAM, 0	.4467	6130	2740	230	100
	671	HSITE	HOMESITE	1.0000	26100	26100	26100	26100
	980	ROAD	ROAD	.7146				
				28.471		230090	(100%)	70400
						80530	(35%)	24640

CAUV # 4394

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

33-310002.0000-v082020R