

PLEASANT TWP
KENTON SD

00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-310021.0000
B37

COM
2025

sale

2022 AG CREDIT AGRICULTURA	2000-01-20
2023 AG CREDIT AGRICULTURA	2000-01-20
2024 AG CREDIT AGRICULTURA	2000-01-20
2025 AG CREDIT AGRICULTURAL	2000-01-20 PT NE 1/4 31 1.75A
12923 SR 309	1WD
KENTON OH 43326	\$175,000

Eff Rate:-	56.45	53.14	55.63	55.33	a/r
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	447	447	447	447	447
Acres	1.7500	1.7500	1.7500	1.7500	
Land100%	12800	19340	19340	19340	19350
Bldg100%	206260	206260	206260	206260	206250
Totl100%	219060t	225600t	225600t	225600t	225600t
Cauvl00%					
Tax Value:					
Land 35%	4480	6770	6770	6770	6770
Bldg 35%	72190	72190	72190	72190	72190
Totl 35%	76670t	78960t	78960t	78960t	78960t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	4328.02	4195.82	4392.38	4369.06	
Sp-Asmnt	484.75	484.75	507.94	507.94	

10-22-2018 ZONING WAS CHANGED FROM A-1 TO C-1 BY ZONING COMMISSION

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
52	1	2000-01-20	AG CREDIT AGRICULTURAL	C 1WD	175000	7800	70710
51	1	2000-01-20	MAXWELL RUSSELL	1WD	75500	7800	70710
318	1	1995-04-25	ROBINSON FIN MACHINES IN	WD	63500	12200	72600

Year	Land	Bldg	Total	Net Tax
2021	4480	72190	76670	4358.24
2020	4480	72190	76670	3887.84

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



12923 SR 309 43326

Neighborhood:
Code: 3300
Dwl/Gar/NC% 1.3400

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
		FtxFt		Rate		Cond	Value	Dpr	Dpr	Value
1 OFFICE			3424	60.12	C	2018AV	205850	.05		195560
2 Paving			9000	1.25	C	2018AV	11250	.05		10690
site value	acres/	effective	depth	actual	effective	extended	true			
road	frontage	frontage	depth	rate	rate	value	value			
site value	1.0000			18000		18000	18000			
	.4800									
	.2700			5000		1350	1350			

Call Back: Sign: PSN Date: 2015-11-13 Lister: 33-310021.0000-v082020R