

PLEASANT TWP  
KENTON SD

00320

Hardin County, Ohio  
Michael T. Bacon, Auditor

33-340063.0000  
B44

AGR  
2025

sale

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

2022 H E WARD FARMS LLC	2013-05-17
2023 H E WARD FARMS LLC	2013-05-17
2024 H E WARD FARMS LLC	2013-05-17
2024 H E WARD FARMS LLC	2013-05-17
2025 H E WARD FARMS LLC	2013-05-17
15694 SR 67	PT NE4,PT W2 SE4,NE PT
	6WD NE4 SE4 S34 154.767A
KENTON OH 43326	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	154.7670	154.7670	154.7670	154.7670	
Land100%	802340	881030	881030	881030	881040
Bldg100%	285310	348660	348660	348660	348670
Totl100%	1087660t	1229690t	1229690t	1229690t	1229710t
Cauv100%	171600	361230	361230	361230	361230
Tax Value:					
Land 35%	60060	126430	126430	126430	308360
Bldg 35%	99860	122030	122030	122030	122030
Totl 35%	159920t	248460t	248460t	248460t	430400t
Hmstd35%	94470	109840	109840	109840	
Owner Oc	89.20	94.08	93.98	92.98	hmstd 6300 l 103540 b
Hmstd RB					
Net Tax	7239.32	9853.18	10444.98	10436.16	
Cauv Sav	10116.60	7283.66	7716.94	7709.78	
Sp-Asmnt	435.10	335.06	313.96	325.96	

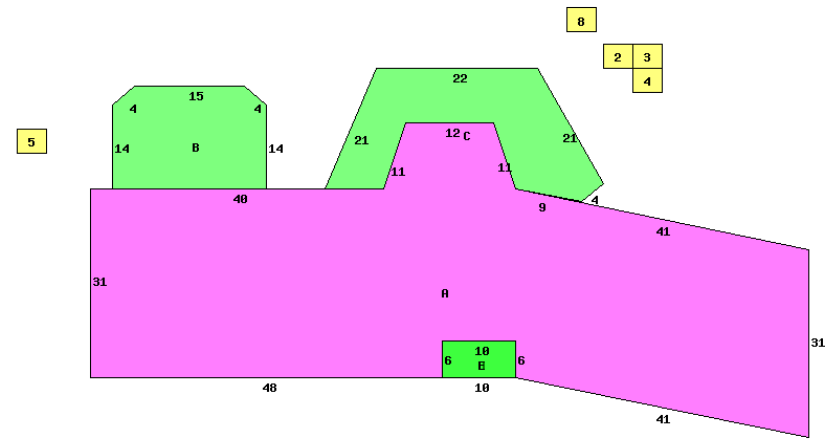
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 B	B	M		3143			
	EPF	P		348	13920	b	PORCH
	OPF	P		450	13500	c	PORCH
	RFX	P		60	600	d	PORCH
	STP	P		60	240	e	PORCH

#: 007,008,010,45,79 L/W  
 July 30, 2007 put in the Black Swamp Conservancy  
 see file for sketch on sv dwlg  
 2019 dupl crp expired  
 33340070000 85.60A  
 33340080000 37.323A  
 33340100000 22.80A  
 33340045000 18.88A  
 33340079000 6.044A

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
225	6	2013-05-17	H E WARD FARMS LLC	6WD *	0	16510	209170
288	13	2007-07-31	WYNDHAM BERNIECE R TRUST	13 *	0	15910	231110
287	13	2007-07-31	WYNDHAM BERNIECE R	13 *	0	15910	231110
286	13	2007-07-31	WYNDHAM BERNIECE R	13 *	0	15910	231110
499	2	2006-12-07	WYNDHAM BERNIECE R TRUST	2TD *	0	15910	231110
440	6	2001-10-08	WYNDHAM BERNIECE R ETAL	6WD *	0	13000	168740
403	9	1997-09-25	WYNDHAM BERNIECE R & GLA	9WD *	0	19510	173570
320	1	1994-04-22	WARD GLADYS J ETAL	1WD *	0	0	185510
1014	1	1990-12-17		1UN *	0	0	154310

Year	Land	Bldg	Total	Net Tax
2021	61220	99860	161080	7319.88
2020	61220	99860	161080	6326.76

project	ben acres	%	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
131 BLANCHARD RIVER MAINT			XA/2025
235 KELLOGG #983 - BLANCHARD			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025
921 BLANCHARD RIVER MAINT			XA/2023
254 WARD #1013 SCIOTO RIVER MAIN			XA/2025
306 BLOOM #1043 - BLANCHARD			XA/2025



15694 SR 67 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main BRICK	3143	210200
	Basement	1505	27840
	Subtotal		238040
Shingle	Roof HIP		
Plaster/Drywall	D	Fireplaces	2000
Panelled Wall	X	Air Conditioning	5410
Unfinished Wall	X	Plumbing	2100
Floor/Carpet	X	Extra Features	28260
Floor/Tile-Lino	L	Total Value	275810
Number of Rooms	16		
Bedrooms	3		
Fireplace		PUB ELECTRIC	
Openings	1	PRIV WATER	
Stacks	1	PRIV SEWER	
Central Heat	A	PUB PAVED ST/RD	
ELECTRIC		Topo: ROLLING	
Central A/C	A	Neighborhood:	
Plumbing		Code: 3300	
Standard	1	Dwl/Gar/NC%	1.3400
Extra 3 Fixture	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace	Phy	Fnc	True
1 DWELLING	1 B B	3143			B-	1976AV		330970	.35		288270
2 Garage		24X28	672		C	1976AV		16130	.65		7560
3 Bathroom/		30X50	1500		C	1973AV		45000	.65		15750
4 Pool		24X25	600		C	1973AV		30000	.50	.30	10500
5 SV DWLG	*	20X30	0			1920AV		15000			15000
6 Flat Barn		66X72	4752		D	OLD/AV		45620	.80	.50	4560
7 Garage		26X38	988		C	1987AV		11860	.65		5560
8 Shed		10X18	180		D	2020AV		1730	.15		1470
1 SIDE OPN											2 SIDE OPN
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv					
C 1	BOA BLOUNT SILT LOAM 0-	11.9176	6030	71860	2660	31700					
C 2	BOB BLOUNT SILT LOAM, 2	84.5996	5770	488140	2360	199660					
C 14	GWB GLYNWOOD SILT LOAM	18.4016	5400	99370	1750	32200					
C 15	GYB2 GLYNWOOD CLAY LOAM	5.6630	5020	28430	1230	6970					
C 39	PM PEWAMO SILTY CLAY L	19.6881	6490	127780	3560	70090					
C 51	WSTL WASTE LAND	1.8000	120	220	50	90					
W 1	BOA BLOUNT SILT LOAM 0-	.0533	3610	190	770	40					
W 2	BOB BLOUNT SILT LOAM, 2	.3549	3130	1110	470	170					
W 14	GWB GLYNWOOD SILT LOAM	.7625	2830	2160	750	570					
671	HSITE HOMESITE	1.0000	18000	18000	18000	18000					
980	ROAD ROAD	2.9702									
C 1	BOA BLOUNT SILT LOAM 0-	1.0239	6030	6170	230	240					
C 2	BOB BLOUNT SILT LOAM, 2	4.5306	5770	26140	230	1040					
C 14	GWB GLYNWOOD SILT LOAM	1.3895	5400	7500	230	320					
C 39	PM PEWAMO SILTY CLAY L	.6122	6490	3970	230	140					
		154.767		881040	(100%)	361230	CAUV # 3847				
				308360	( 35%)	126430					