PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-360010.0000 AGR
A39 2026

sale

2023 THOMAS BRIAN E & REBE	2003-11-10	
2024 THOMAS BRIAN E & REBE	2003-11-10	
2025 THOMAS BRIAN E & REBE	2003-11-10	
2026 THOMAS BRIAN E & REBECC	2003-11-10 PT E1/2 SE1/4 36	71.61A
17441 & 17479 SR 309	2WD	
	$186,000	
KENTON OH 43326		

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

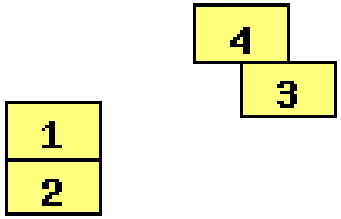
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	199	199	199	199	0	199	199	199
Acres	71.6100	71.6100	71.6100	71.6100	71.6100			
Land100%	436090	436090	436090	436090		436090	632430	632430
Bldg100%	200	200	200	200		200	200	200
Totl100%	436290t	436290t	436290t	436290t		436290t	632630t	632630t
Cauv100%	203830	203830	203830	203830		436090	632430	203290
Tax Value:								
Land 35%	71340	71340	71340	71340		71340	71150	221350
Bldg 35%	70	70	70	70		70	70	70
Totl 35%	71410t	71410t	71410t	71410t		71410t	71220t	221420t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	2858.94	3029.02	3026.18	3026.18	3026.18			
Cauv Sav	4688.02	3254.52	3448.06	3444.88				
Sp-Asmnt	9.05	9.22	9.22	9.22				

MOBILE HOME ACCT: 33-0493 TITLE: 33-00153149 1979 NEW MOON

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
654	2	2003-11-10	THOMAS BRIAN E & REBECCA	2WD	186000	131110	3800
112	1	1999-03-23	HARE RONALD O TRUSTEE	1QC *	0	88830	400

Year	Land	Bldg	Total	Net Tax
2022	36020	70	36090	1653.86
2021	36020	70	36090	1660.00

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
159 MOREY - SCIOTO	XA/2025			



17441 & 17479 SR 309 43326

PUB ELECTRIC
PRIV WATER
PRIV SEWER
PUB PAVED ST/RD

Neighborhood:
Code: 3300
Dwl/Gar/NC% 1.7000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	MH/LRE	*	14X66	924			OLD/	0			0
2	CAN/DECK	*MH	8X16	128			1979AV	0			0
3	Garage	*SV 0	12X20	240			1985VP	200			200
4	Shed	*PP 0	8X10	80			1990AV	0			0

Tab	#	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA	BLOUNT SILT LOAM 0-	5.2317	8740	45730	2550	13340
C	2	BOB	BLOUNT SILT LOAM, 2	41.5231	8370	347550	2230	92600
C	14	GWB	GLYNWOOD SILT LOAM	5.5271	7830	43280	1630	9010
C	39	PM	PEWAMO SILTY CLAY L	18.0416	9410	169770	3450	62240
	671	HSITE	HOMESITE	1.0000	26100	26100	26100	26100
	980	ROAD	ROAD	.2865				
				71.61		632430	(100%)	203290
						221350	(35%)	71150

CAUV # 2540

Call Back: Sign: PSN Date: 2015-11-12 Lister:

33-360010.0000-v082020R