PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-370016.0000 AGR
A55.01 2026

sale

2023 MAST JONAS D & SUSIE	2017-04-24	
2024 MAST JONAS D & SUSIE	2017-04-24	
2025 MAST JONAS D & SUSIE	2017-04-24	
2026 MAST JONAS D & SUSIE S	2017-04-24 PT SE4 SE4 & PT NE4 NE4	
12913 CR 195	1SD FRACT 1-12 21.319A	
	$126,000	
KENTON OH 43326		

Orig Tax Year 2011
Parent: 33-370015.0000

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	21.3190	21.3190	21.3190	21.3190	21.3190			
Land100%	106000	106000	106000	106000		106000	153740	153750
Bldg100%	59770	59770	59770	59770		59770	59770	59780
Totl100%	165770t	165770t	165770t	165770t		165770t	213510t	213530t
Cauv100%	39090	39090	39090	39090		106000	153740	40560
Tax Value:								
Land 35%	13680	13680	13680	13680		13680	14200	53810
Bldg 35%	20920	20920	20920	20920		20920	20920	20920
Totl 35%	34600t	34600t	34600t	34600t		34600t	35120t	74740t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1385.22	1467.64	1466.26	1466.26	1466.26			
Cauv Sav	1234.56	937.66	993.40	992.50				
Sp-Asmnt	36.29	45.91	45.91	45.91				

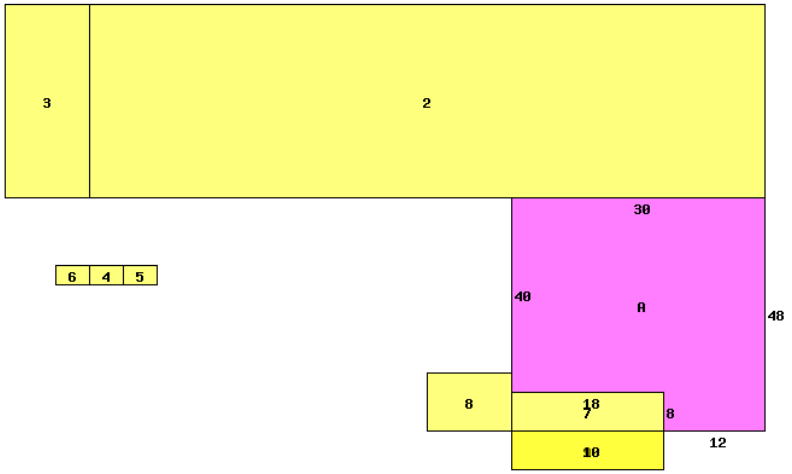
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	
2	M	M		1296	a	*MAIN

333700290000

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
240	1	2010-05-26	MILLER DANIEL S & LIZZIE	1SD	64550	0	0

Year	Land	Bldg	Total	Net Tax
2022	7010	19630	26640	1220.82
2021	7010	19630	26640	1225.32

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



12913 CR 195 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1296	107140
	Full Upper	FRAME	1296	64360
	Subtotal			171500
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D D	Heating	-3040
Floor/Pine	X X	Plumbing	-3800
Number of Rooms	5	Total Value	164660
Bedrooms	3		

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	POLE DWLG	1H F		1296	36.40	D	2010AV	37740	.40	.20	18120
2	Flat Barn		80X40	3200		D	2010AV	30720	.40	.20	14750
3	P	CAN	40X10	400		D	2010AV	2560	.40	.20	1230
4	Pole Build		30X90	2700		D	2015AV	25920	.25	.20	15550
5	P	CAN	6X90	540		D	2015AV	3460	.25	.20	2080
6	P	CAN	6X90	540		D	2015AV	3460	.25	.20	2080
7	P	OFP2	18X8	144		D	2010AV	3460	.40		2080
8	P	EFP	10X12	120		D	2010AV	3840	.40		2300
9	P	DK	18X8	144		D	2010AV	1730	.40		1040
10	P	CAN	18X8	144		D	2010AV	920	.40		550

Tab	#	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA	BLOUNT SILT LOAM 0-	.4676	8740	4090	2550	1190
C	2	BOB	BLOUNT SILT LOAM, 2	6.5130	8370	54510	2230	14520
C	14	GWB	GLYNWOOD SILT LOAM	.4749	7830	3720	1630	770
C	15	GYB2	GLYNWOOD CLAY LOAM	4.8406	7280	35240	1110	5370
C	16	GYC2	GLYNWOOD CLAY LOAM	6.1256	6890	42210	870	5330
W	2	BOB	BLOUNT SILT LOAM, 2	.0830	4540	380	230	20
W	15	GYB2	GLYNWOOD CLAY LOAM	.0153	2650	40	230	
W	16	GYC2	GLYNWOOD CLAY LOAM	.1057	2120	220	230	20
	680	HSITE	HOMESITE - AMISH DW	1.0000	13340	13340	13340	13340
	980	ROAD	ROAD	1.6933				
				21.319		153750	(100%)	40560
						53810	(35%)	14200

CAUV # 3693

Call Back: Sign: PSN Date: 2016-02-17 Lister:

33-370016.0000-v082020R