

PLEASANT TWP
KENTON SD

00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-370027.0000
A56

AGR
2025

sale

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

| | | | | | |
|------|------------------------|------------|--------------------------|--|--|
| 2022 | MAST JONAS D & SUSIE | 2008-05-20 | | | |
| 2023 | MAST JONAS D & SUSIE | 2008-05-20 | | | |
| 2024 | MAST JONAS D & SUSIE | 2008-05-20 | | | |
| 2025 | MAST JONAS D & SUSIE S | 2008-05-20 | PT SE1/4 SE1/4 FRAC 1-12 | | |
| | 12747 CR 195 | 1SD | 22.302A | | |
| | KENTON OH 43326 | \$0 | | | |

| | | | | | |
|------------|---------|---------|---------|---------|----------------------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | CAMA |
| Prop Cls | 111 | 111 | 111 | 111 | 111 |
| Acres | 22.3020 | 22.3020 | 22.3020 | 22.3020 | |
| Land100% | 118200 | 129170 | 129170 | 129170 | 129170 |
| Bldg100% | 136090 | 177230 | 177230 | 177230 | 177220 |
| Totl100% | 254290t | 306400t | 306400t | 306400t | 306390t |
| Cauv100% | 34600 | 62260 | 62260 | 62260 | 62260 |
| Tax Value: | | | | | |
| Land 35% | 12110 | 21790 | 21790 | 21790 | 45210 |
| Bldg 35% | 47630 | 62030 | 62030 | 62030 | 62030 |
| Totl 35% | 59740t | 83820t | 83820t | 83820t | 107240t |
| Hmstd35% | 34460 | 42810 | 42810 | 42810 | |
| Owner Oc | 32.54 | 36.66 | 36.62 | 36.24 | hmstd 3220 l 39590 b |
| Hmstd RB | | | | | |
| Net Tax | 2705.12 | 3319.12 | 3518.78 | 3515.84 | |
| Cauv Sav | 1340.88 | 937.64 | 993.40 | 992.50 | |
| Sp-Asmnt | 114.71 | 114.71 | 131.32 | 131.32 | |

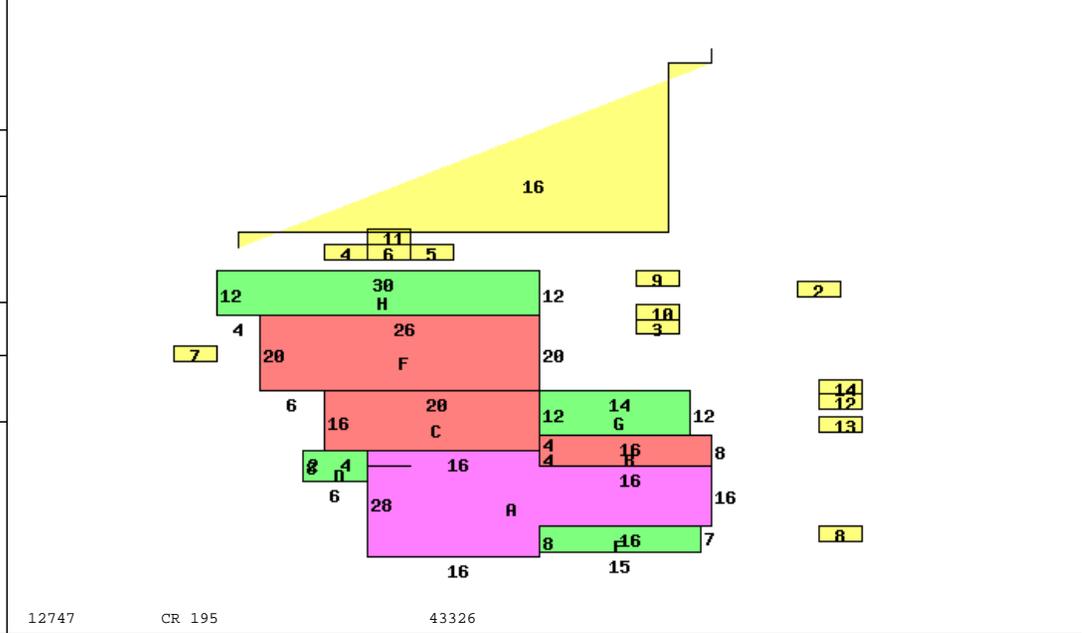
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | a | *MAIN |
|------|------|------|------|-------|-------|---|-------|
| 1T | F | M | | 704 | | b | ADDTN |
| 1 | F/C | A | | 128 | | c | ADDTN |
| 2 | F/C | A | | 320 | | d | PORCH |
| | OFF | P | | 48 | 1440 | e | PORCH |
| | OFF | P | | 105 | 3150 | f | ADDTN |
| 1 | F/C | A | | 520 | | g | PORCH |
| | BAL | P | | 168 | 2520 | h | PORCH |
| | OFF | P | | 360 | 10800 | | |

#: 15 L/W
2011 duplicate combined parcels
2016 farm was certified as organic
333700150000 30.301a

| Sale# | #p | sale date | To | Type/Invalid? | Sale\$ | co:land | co:bldg |
|-------|----|------------|--------------------------|---------------|--------|---------|---------|
| 190 | 1 | 2008-05-20 | MAST JONAS D & SUSIE S | 1SD * | 0 | 15910 | 61460 |
| 226 | 1 | 2008-05-14 | MAST JONAS D | LWD * | 66500 | 15910 | 61460 |
| 699 | 1 | 2007-12-28 | PHH MORTGAGE CORP | LDD * | 122850 | 15910 | 61460 |
| 233 | 1 | 2005-04-14 | BADERTSCHER DOUGLAS H & | LWD | 123500 | 14000 | 40830 |
| 582 | 1 | 1996-09-20 | KENDRICK SHELLEY L & | LWD | 65000 | 11800 | 34510 |
| 557 | 1 | 1993-06-25 | GAULT DELBERT J & KATHLE | LWD * | 50000 | 0 | 34600 |

| Year | Land | Bldg | Total | Net Tax |
|------|-------|-------|-------|---------|
| 2021 | 12110 | 47630 | 59740 | 2715.28 |
| 2020 | 12110 | 47630 | 59740 | 2346.98 |

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



12747 CR 195 43326

| Occupancy | 1 | Single Family | *DWELLING COMPUTATIONS |
|-----------------|-------|---------------|------------------------|
| Story Height | 1T | | Sq-Ft Value |
| Floor Level | | Main | FRAME 1672 125250 |
| | | Full Upper | FRAME 320 30230 |
| | | Part Upper | FRAME 704 39170 |
| | | Basement | 352 6800 |
| | | Subtotal | 201450 |
| Shingle | | Roof | GABLE |
| Plaster/Drywall | P P | | Fireplaces 2000 |
| Unfinished Wall | X | | Heating -3350 |
| Floor/Pine | X X | | Plumbing -3800 |
| Floor/Carpet | X X | | Extra Features 17910 |
| Number of Rooms | 3 4 3 | | Total Value 214210 |
| Bedrooms | 1 3 | | |
| Fireplace | | | PUB ELECTRIC |
| Openings | 1 | | PRIV WATER |
| Stacks | 1 | | PRIV SEWER |
| | | | PUB PAVED ST/RD |

| Bldg Type | SHB+Cons | DixHt | Area | Unit Rate | Grade | Blt/Renov | Cond | Replace | Phy | Fnc | True |
|---------------|----------|-------|------|-----------|-------|-----------|------|---------|-----|-----|--------|
| 1 DWELLING | 1T F | 2696 | | | D | 1910GD | | 171370 | .40 | .20 | 110230 |
| 2 Flat Barn | | 50X36 | 1800 | | D | OLD/FR | | 17280 | .80 | .50 | 1730 |
| 3 Garage | | 12X39 | 468 | | D | 1920FR | | 8990 | .70 | .20 | 2890 |
| 4 Lean-To | *SV | 16X30 | 480 | | D | OLD/FR | | 400 | | | 400 |
| 5 Pole Build | | 70X80 | 5600 | | D | 2011AV | | 53760 | .35 | .20 | 27960 |
| 6 Pole Barn | | 30X50 | 1500 | | D | 2008AV | | 14400 | .45 | .20 | 6340 |
| 7 POND | *.12A | | 0 | | D | OLD/ | | 0 | | | 0 |
| 8 Shed | *PP | 10X14 | 140 | | D | 2005AV | | 0 | | | 0 |
| 9 Shed | *PP | 12X12 | 144 | | D | OLD/ | | 0 | | | 0 |
| 10 Lean-To | | 8X14 | 112 | | D | 1920FR | | 720 | .70 | .20 | 170 |
| 11 Lean-To | | 8X12 | 96 | | D | 2008AV | | 610 | .45 | .20 | 270 |
| 12 Pole Build | | | 3040 | | D | 2016AV | | 29180 | .25 | .20 | 17510 |
| 13 P | CAN | 10X36 | 360 | | D | 2016AV | | 2300 | .25 | .20 | 1380 |
| 14 P | CAN | 10X16 | 160 | | D | 2016AV | | 1020 | .25 | .20 | 610 |
| 15 Shed | | 14X24 | 336 | | D | 2017AV | | 3230 | .20 | .20 | 2070 |
| 16 Lean-To | | 26X50 | 1300 | | D | 2020AV | | 8320 | .15 | .20 | 5660 |

| Tab # | S O I L | Acres | Mkt/Ac | Market | Au/Ac | Cauv |
|-------|---------------------------|---------|--------|--------|-------|-------|
| C 1 | BOA BLOUNT SILT LOAM 0- | 13.0564 | 6030 | 78730 | 2660 | 34730 |
| C 2 | BOB BLOUNT SILT LOAM, 2 | 3.7715 | 5770 | 21760 | 2360 | 8900 |
| C 14 | GWB GLYNWOOD SILT LOAM | .7032 | 5400 | 3800 | 1750 | 1230 |
| C 16 | GVC2 GLYNWOOD CLAY LOAM | .0093 | 4750 | 40 | 1050 | 10 |
| C 39 | PM PEWAMO SILTY CLAY L | 2.2311 | 6490 | 14480 | 3560 | 7940 |
| W 1 | BOA BLOUNT SILT LOAM 0- | .0391 | 3610 | 140 | 770 | 30 |
| W 2 | BOB BLOUNT SILT LOAM, 2 | .2069 | 3130 | 650 | 470 | 100 |
| W 39 | PM PEWAMO SILTY CLAY L | .0647 | 5370 | 350 | 1670 | 110 |
| C 51 | WSTL WASTE LAND | .1277 | 120 | 20 | 50 | 10 |
| 680 | HSITE HOMESITE - AMISH DW | 1.0000 | 9200 | 9200 | 9200 | 9200 |
| 980 | ROAD ROAD | 1.0921 | | | | |

| | | | | |
|--------|--------|--------|-------|-------------|
| 22.302 | 129170 | (100%) | 62260 | CAUV # 3693 |
| | 45210 | (35%) | 21790 | |