PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-370027.0000 AGR
A56 2026

sale

2023 MAST JONAS D & SUSIE	2008-05-20	
2024 MAST JONAS D & SUSIE	2008-05-20	
2025 MAST JONAS D & SUSIE	2008-05-20	
2026 MAST JONAS D & SUSIE S	2008-05-20 PT SE1/4 SE1/4 FRAC 1-12	
12747 CR 195	1SD	22.302A
	$0	
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	111	111	111	111	0	111	111	111
Acres	22.3020	22.3020	22.3020	22.3020	22.3020			
Land100%	129170	129170	129170	129170		129170	187230	187240
Bldg100%	177230	177230	177230	177230		177230	223490	223490
Totl100%	306400t	306400t	306400t	306400t		306400t	410710t	410730t
Cauv100%	62260	62260	62260	62260		129170	187230	21900
Tax Value:								
Land 35%	21790	21790	21790	21790		21790	7670	65530
Bldg 35%	62030	62030	62030	62030		62030	78220	78220
Totl 35%	83820t	83820t	83820t	83820t		83820t	85890t	143760t
Hmstd35%	42810	42810	42810	42810		42810	54900	
Owner Oc	36.66	36.62	36.24	36.24	36.24	hmstd 3220 l	39590 b	
Hmstd RB								
Net Tax	3319.12	3518.78	3515.84	3515.84	3515.84			
Cauv Sav	1340.88	937.64	993.40	992.50				
Sp-Asmnt	114.71	131.32	131.32	131.32				

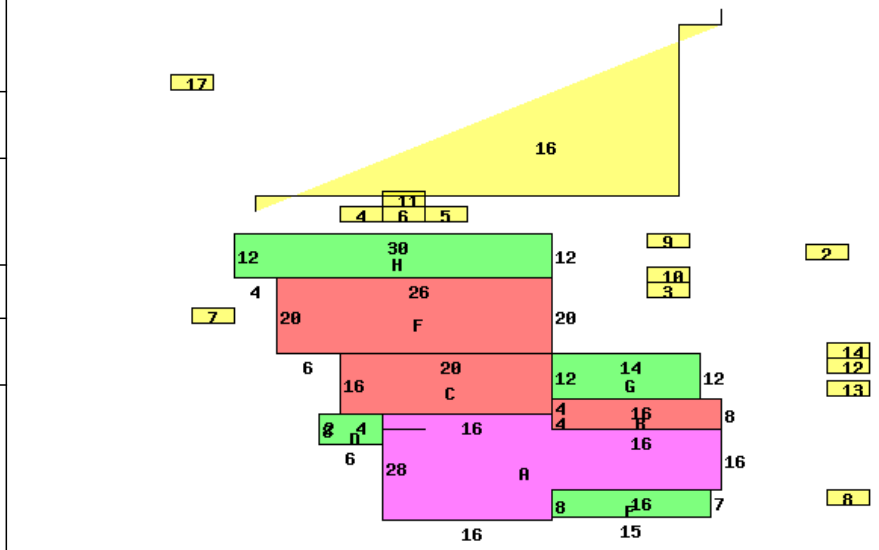
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1T	F	M		704		a	*MAIN
1	F/C	A		128		b	ADDTN
2	F/C	A		320		c	ADDTN
	OFP	P		48	1440	d	PORCH
	OFP	P		105	3150	e	PORCH
1	F/C	A		520		f	ADDTN
	BAL	P		168	2520	g	PORCH
	OFP	P		360	10800	h	PORCH

#: 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	1WD	*	66500	15910	61460
699	1	2007-12-28	PHH MORTGAGE CORP	1DD	*	122850	15910	61460
233	1	2005-04-14	BADERTSCHER DOUGLAS H &	1WD		123500	14000	40830
582	1	1996-09-20	KENDRICK SHELLEY L &	1WD		65000	11800	34510
557	1	1993-06-25	GAULT DELBERT J & KATHLE	1WD	*	50000	0	34600

Year	Land	Bldg	Total	Net Tax
2022	12110	47630	59740	2705.12
2021	12110	47630	59740	2715.28

project		ben acres	/ %	factor
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

			Sq-Ft	Value
Story Height 1T				
Floor Level	Main	FRAME	1672	125250
	Full Upper	FRAME	320	30230
	Part Upper	FRAME	704	39170
	Basement		352	6800
	Subtotal			201450
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		P	P		
Unfinished Wall	X				
Floor/Pine		X	X		
Floor/Carpet		X	X		
Number of Rooms	3	4	3		
Bedrooms		1	3		
Fireplace					
Openings		1			
Stacks		1			

Fireplaces	2000
Heating	-3350
Plumbing	-3800
Extra Features	17910
Total Value	214210
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	DWELLING	1T F		2696		D	1910GD	171370	.40	.20	139840	
2	Flat Barn		50X36	1800		D	OLD/FR	17280	.80	.50	1730	
3	Garage		12X39	468		D	1920FR	8990	.70	.20	3670	
4	Lean-To	*SV	16X30	480			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			OLD/	0			0	
8	Shed	*PP	10X14	140			2005AV	0			0	
9	Shed	*PP	12X12	144			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	
17	Pole Barn		34X80	2720		D	2025AV	20890	.05	.20	15880	1 SIDE OPN

Tab	#	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA	BLOUNT SILT LOAM 0-	1.1847	8740	10350	2550	3020
C	2	BOB	BLOUNT SILT LOAM, 2	.0883	8370	740	2230	200
C	14	GWB	GLYNWOOD SILT LOAM	.7032	7830	5510	1630	1150
C	16	GYC2	GLYNWOOD CLAY LOAM	.0093	6890	60	870	10
P	39	PM	PEWAMO SILTY CLAY L	2.2311	9410	20990	230	510
W	1	BOA	BLOUNT SILT LOAM 0-	.0391	5230	200	230	10
W	2	BOB	BLOUNT SILT LOAM, 2	.2069	4540	940	230	50
W	39	PM	PEWAMO SILTY CLAY L	.0647	7790	500	230	20
C	51	WSTL	WASTE LAND	.1277	170	20	50	10
	680	HSITE	HOMESITE - AMISH DW	1.0000	13340	13340	13340	13340
	980	ROAD	ROAD	1.0921				
P	1	BOA	BLOUNT SILT LOAM 0-	11.0169	8740	96290	230	2530
P	2	BOB	BLOUNT SILT LOAM, 2	3.6832	8370	30830	230	850
P	1	BOA	BLOUNT SILT LOAM 0-	.8548	8740	7470	230	200