

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	

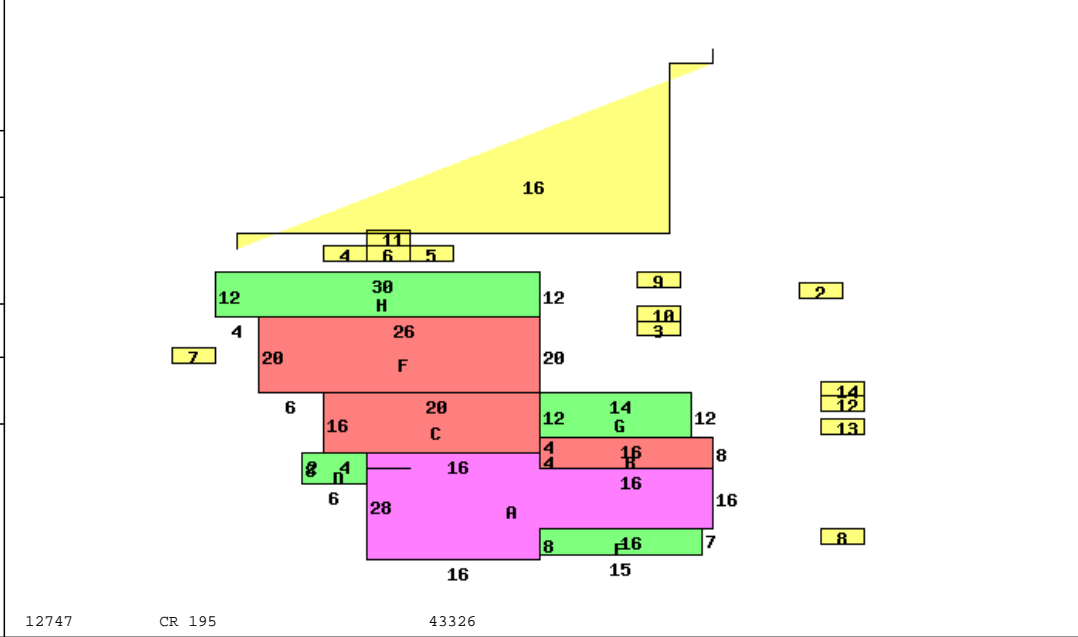
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1T	F	M		704		b	ADDTN
1	F/C	A		128		c	ADDTN
2	F/C	A		320		d	PORCH
	OFF	P		48	1440	e	PORCH
	OFF	P		105	3150	f	ADDTN
1	F/C	A		520		g	PORCH
	BAL	P		168	2520	h	PORCH
	OFF	P		360	10800		

#: 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 Dpr	Fnc Dpr	True Value
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	