

PLEASANT TWP  
NORTHERN SD

00340

Hardin County, Ohio  
Michael T. Bacon, Auditor

34-020013.0000  
G04

RES  
2025

sale

Eff Rate:- 48.97 — 39.04 — 41.32 — 41.39 — a/r

2022 RAGER BROS LLC	2016-04-01
2023 RAGER BROS LLC	2016-04-01
2024 RAGER BROS LLC	2016-04-01
2025 RAGER BROS LLC	2016-04-01 PT E 1/2 NE 1/4 2 .298A
16391 TR 74	4QC
FOREST OH 45843	\$0

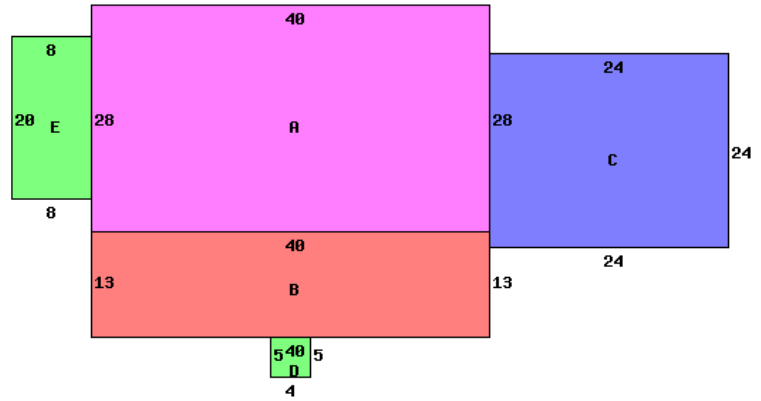
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	.3000	.3000	.3000	.3000	
Land100%	6940	9910	9910	9910	9900
Bldg100%	94830	111940	111940	111940	111950
Totl100%	101770t	121860t	121860t	121860t	121850t
Cauv100%					
Tax Value:					
Land 35%	2430	3470	3470	3470	3470
Bldg 35%	33190	39180	39180	39180	39180
Totl 35%	35620t	42650t	42650t	42650t	42650t
Hmstd35%					
Owner Oc	38.78	37.40	37.26	36.82	
Hmstd RB					
Net Tax	1550.54	1478.20	1576.28	1580.98	
Sp-Asmnt	24.00	28.00	24.00	27.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	F/C	M		1120			ADDTN
1	F/C	A		520			GRAGE
	F	G		576	13820		PORCH
	STP	P		20	80		PORCH
	PAT	P		160	480		PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
139	4	2016-04-01	RAGER BROS LLC	4QC *	0	5770	87540
613	1	2014-12-29	RAGER SHIRLEY L	1AF *	0	5770	87540

Year	Land	Bldg	Total	Net Tax
2021	2430	33190	35620	1558.70
2020	2430	33190	35620	1565.04

Project	ben acres	%	factor
131 BLANCHARD RIVER MAINT			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025
133 BREIDENBACH - BLANCHARD			XA/2025
921 BLANCHARD RIVER MAINT			XA/2023
235 KELLOGG #983 - BLANCHARD			XA/2025



Occupancy 1 Single Family	*DWELLING COMPUTATIONS			
Story Height 2	Sq-Ft	Value		
Floor Level				
	Main	FRAME	1640	125820
	Full Upper	FRAME	1120	61980
	Subtotal			187800
Shingle	Roof	GABLE		
B 1 2 U A				
Plaster/Drywall	X X	Fireplaces		2000
Floor/Hardwood	X	Plumbing		2100
Floor/Pine	X X	Garages and Carports		13820
Number of Rooms	6 3	Extra Features		560
Bedrooms	1 3	Total Value		206280
Fireplace		PUB ELECTRIC		
Openings	1	PRIV WATER		
Stacks	1	PRIV SEWER		
Central Heat	A	PUB PAVED ST/RD		
ELECTRIC				
Plumbing		Neighborhood:		
Standard	1	Code:		3300
Extra 3 Fixture	1	Dwl/Gar/NC%		1.3400

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 F/C	FtxFt	Rate	Grade	Cond	Dpr	Dpr	Value
		2760		C-	OLD/AV	.55		111950
homesite	acres/	effective	depth	actual	effective	extended	true	
	frontage	frontage	depth	rate	rate	value	value	
	.3000			18000	18000	9900	9900	

Call Back:

Sign: PSN Date: 2015-11-17 Lister:

34-020013.0000-v082020R