PLEASANT TWP
NORTHERN SD 00340

Hardin County, Ohio
Michael T. Bacon, Auditor

34-030001.0000 AGR
K20 2026

sale

2023 GERBER DIANA	2006-02-10	
2024 PRESTON KEITH & HEATH	2023-03-14	
2025 PRESTON KEITH & HEATH	2023-03-14	
2026 PRESTON KEITH & HEATHER	2023-03-14	PT W U/2 NW 1/4 3 50.00A
6183 CR 167	1SD	
	$0	
KENTON OH 43326		

Eff Rate:- 39.04 41.32 41.38 41.39 a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	199	199	199	199	0	199	199	199
Acres	50.0000	50.0000	50.0000	50.0000	50.0000			
Land100%	238510	238510	238510	238510		238510	345940	345930
Bldg100%	400	400	400	400		400	400	400
Totl100%	238910t	238910t	238910t	238910t		238910t	346340t	346330t
Cauv100%	101460	101460	101460	101460		238510	345940	100380
Tax Value:								
Land 35%	35510	35510	35510	35510		35510	35130	121080
Bldg 35%	140	140	140	140		140	140	140
Totl 35%	35650t	35650t	35650t	35650t		35650t	35270t	121220t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1266.86	1348.72	1352.28	1352.28	1352.28			
Cauv Sav	2568.72	1704.62	1814.82	1819.58				
Sp-Asmnt	18.58	14.58	18.62	18.62				

house has mold see file folder for inspection from cierra environmental

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
105	1	2023-03-14	PRESTON KEITH & HEATHER	1SD *	0	214400	1400
70	6	2006-02-10	GERBER DIANA	6CT *	0	87110	87200

Year	Land	Bldg	Total	Net Tax
2022	17470	490	17960	801.34
2021	17470	490	17960	805.58

project		ben acres	/ %	factor
131 BLANCHARD RIVER MAINT	XA/2025			
921 BLANCHARD RIVER MAINT	XA/2023			
235 KELLOGG #983 - BLANCHARD	XA/2025			

6183 CR 167 43326

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
2	Flat Barn	*SV 0	25X38	950			1915PR	100			100
3	CRIB SHED	*SV 0	22X35	770			OLD/FR	100			100
4	Shed	*SV 0	15X52	630			OLD/PR	100			100
5	Silo	*NV	12X45	540			OLD/PR	0			0
7	Lean-To	*SV	33X38	1254			OLD/VP	100			100

Tab	#	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA	BLOUNT SILT LOAM 0-	.2213	8740	1930	2550	560
C	2	BOB	BLOUNT SILT LOAM, 2	9.3621	8370	78360	2230	20880
C	12	FUA	FULTON SILT LOAM 0-	9.3533	7600	71090	1650	15430
C	21	LA	LATTY SILTY CLAY LO	6.1777	9050	55910	2730	16870
C	44	SA	SARANAC SLTY CLAY L	6.5874	9270	61070	2660	17520
C	51	WSTL	WASTE LAND	2.6000	170	440	50	130
W	2	BOB	BLOUNT SILT LOAM, 2	1.0301	4540	4680	230	240
W	12	FUA	FULTON SILT LOAM 0-	6.7102	2550	17110	230	1540
W	21	LA	LATTY SILTY CLAY LO	2.9599	6100	18060	230	680
W	39	PM	PEWAMO SILTY CLAY L	.4161	7790	3240	230	100
W	44	SA	SARANAC SLTY CLAY L	1.4249	5570	7940	230	330
	671	HSITE	HOMESITE	1.0000	26100	26100	26100	26100
	980	ROAD	ROAD	2.1570				

50		345930	(100%)	100380	CAUV # 4615
		121080	(35%)	35130	

Call Back: Sign: PSN Date: 2015-11-25 Lister: 34-030001.0000-v082020R