

PLEASANT TWP
NORTHERN SD

00340

Hardin County, Ohio
Michael T. Bacon, Auditor

34-030004.0000
K21

AGR
2025

sale

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

2022	BREIDENBACH DEBRA K &	2016-07-19			
2023	BREIDENBACH DEBRA K &	2016-07-19			
2024	BREIDENBACH DEBRA K &	2016-07-19			
2025	BREIDENBACH DEBRA K & L	2016-07-19	PT NE 1/4 3	122.65A	
	15859 TR 74		3AF		
	FOREST OH 45843		\$0		

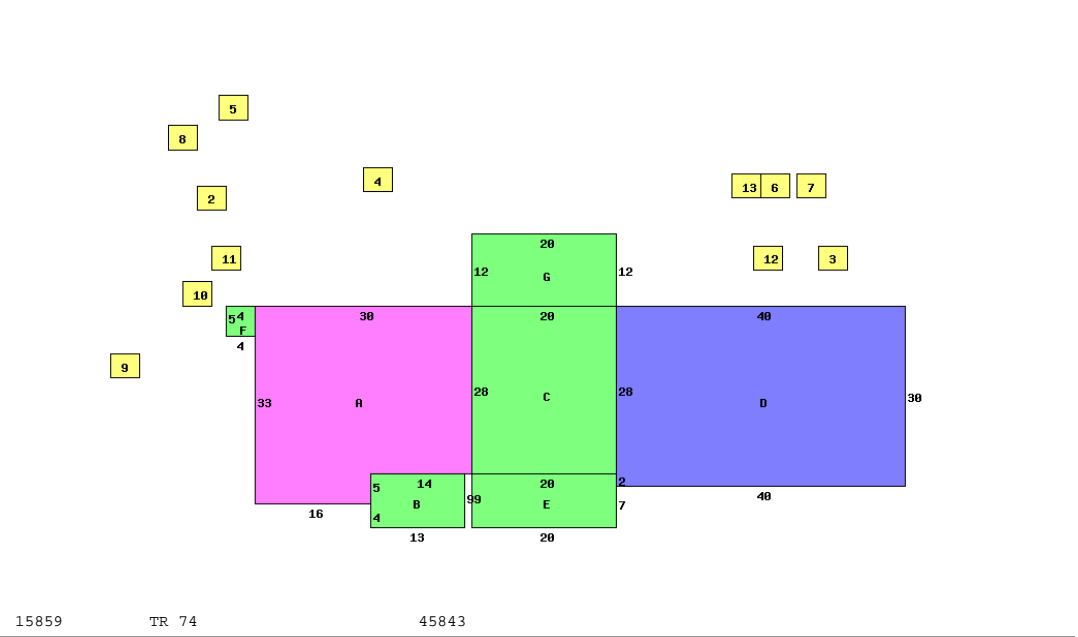
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	122.6500	122.6500	122.6500	122.6500	
Land100%	655630	720600	720600	720600	720610
Bldg100%	134090	192860	192860	192860	192850
Totl100%	789710t	913460t	913460t	913460t	913460t
Cauv100%	165290	330570	330570	330570	330560
Tax Value:					
Land 35%	57850	115700	115700	115700	252210
Bldg 35%	46930	67500	67500	67500	67500
Totl 35%	104780t	183200t	183200t	183200t	319710t
Hmstd35%	42470	61800	61800	61800	61800
Owner Oc	46.24	54.20	53.98	53.36	
Hmstd RB	380.84	317.80	362.14	376.20	hmstd 6300 1 55500 b
Net Tax	4248.10	6138.12	6514.76	6519.56	
Cauv Sav	7657.50	4850.96	5164.46	5178.06	
Sp-Asmnt	344.42	348.42	344.42	502.72	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	B	M		920		b	PORCH
	EFP	P		117	4680	c	PORCH
	EBW	P		560	22400	d	GRAGE
	F	G		1200	28800	e	PORCH
	STP	P		180	720	f	PORCH
	STP	P		20	80	g	PORCH
	EFP	P		240	9600		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
314	3	2016-07-19	BREIDENBACH DEBRA K & LEW	3AF *	0	474230	101460
341	2	2008-09-17	BREIDENBACH DEBRA K & JU	2CT *	0	256000	94090
453	2	1998-10-16	BREIDENBACH HELEN J	2CT *	0	145740	66310

Year	Land	Bldg	Total	Net Tax
2021	57850	46930	104780	4270.44
2020	57850	46930	104780	4287.78

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 BRICK	920 110870
	Full Upper BRICK	920 66520
	Basement	920 17180
	Subtotal	194570
Metal	Roof HIP	
	B 1 2 U A	
Plaster/Drywall	X X	Plumbing 2100
Panelled Wall	X X	Garages and Carports 28800
Unfinished Wall	X	Extra Features 37480
Floor/Pine	X X	Total Value 262950
Floor/Carpet	X X	
Number of Rooms	1 4 3	PUB ELECTRIC
Bedrooms	1 3	PRIV WATER
		PRIV SEWER
Central Heat	A	PUB PAVED ST/RD
FORCED AIR		
Plumbing		Neighborhood:
Standard	1	Code: 3300
Extra 3 Fixture	1	Dwl/Gar/NC% 1.3400

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 B B	1840	1840		C	OLD/AV		262950	.55		158560
2 Shed		22X32	704		D	OLD/GD		6760	.60		2700
3 Silo	*SV 0	14X50	560			1960FR		500			500
4 Poultry Ho	*SV 0	16X42	672			1920AV		600			600
5 Pole Build	1 P 0	30X70	2100		C	1976AV		20160	.65		7060
6 Flat Barn		38X76	2888		D	1905GD		27730	.80	.50	2770
7 Lean-To	1	100X38	3800		D	1964AV		24320	.65		8510
8 Shed		22X40	880		D	1958AV		8450	.65		2960
9 Pole Build	F 0	30X45	1350		C	1979AV		16200	.65		5670
10 Garage		12X20	240		D	OLD/AV		4610	.65		2160
11 Shed		12X16	192		D	1930AV		1840	.65		640
12 Grain Bin	*PP	8X12	96		C	1900AV		0			0
13 Lean-To		16X20	320		D	1905AV		2050	.65		720
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv					
C 1	BOA BLOUNT SILT LOAM 0-	49.4999	6030	298480	2660	131670					
C 2	BOB BLOUNT SILT LOAM, 2	15.5778	5770	89880	2360	36760					
C 6	DEA DEL RAY SILT LOAM 0	1.5255	5880	8970	2370	3620					
C 12	FUA FULTON SILT LOAM 0-	1.7248	5240	9040	1770	3050					
C 39	PM PEWAMO SILTY CLAY L	31.4178	6490	203900	3560	111850					
W 1	BOA BLOUNT SILT LOAM 0-	8.7967	3610	31760	770	6770					
W 39	PM PEWAMO SILTY CLAY L	11.2820	5370	60580	1670	18840					
671	HSITE HOMESITE	1.0000	18000	18000	18000	18000					
980	ROAD ROAD	1.8255									
		122.65		720610	(100%)	330560				CAUV # 3551	
				252210	(35%)	115700					

Call Back: Sign: PSN Date: 2015-11-25 Lister: 34-030004.0000-v082020R
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