

PLEASANT TWP
NORTHERN SD

00340

Hardin County, Ohio
Michael T. Bacon, Auditor

34-030007.0000
K22

AGR
2025

sale

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

2022 BREIDENBACH SPENCER D	1991-10-30
2023 BREIDENBACH SPENCER D	1991-10-30
2024 BREIDENBACH SPENCER D	1991-10-30
2025 BREIDENBACH SPENCER D & 15990 TR 74	1991-10-30 PT N1/2 SE1/4 S3 10.00A LWD
FOREST OH 45843	\$65,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	11
Acres	10.0000	10.0000	10.0000	10.0000	
Land100%	62030	72000	72000	72000	71990
Bldg100%	187940	171340	171340	171340	171350
Totl100%	249970t	243340t	243340t	243340t	243340t
Cauv100%	27230	45110	45110	45110	45110
Tax Value:					
Land 35%	9530	15790	15790	15790	25200
Bldg 35%	65780	59970	59970	59970	59970
Totl 35%	75310t	75760t	75760t	75760t	85170t
Hmstd35%	66050	61440	61440	61440	
Owner Oc	71.92	53.88	53.68	53.04	hmstd 6300 1 55140 b
Hmstd RB					
Net Tax	3288.32	2638.28	2812.48	2820.68	
Cauv Sav	543.46	334.40	356.00	356.94	
Sp-Asmnt	51.70	59.70	51.70	71.18	

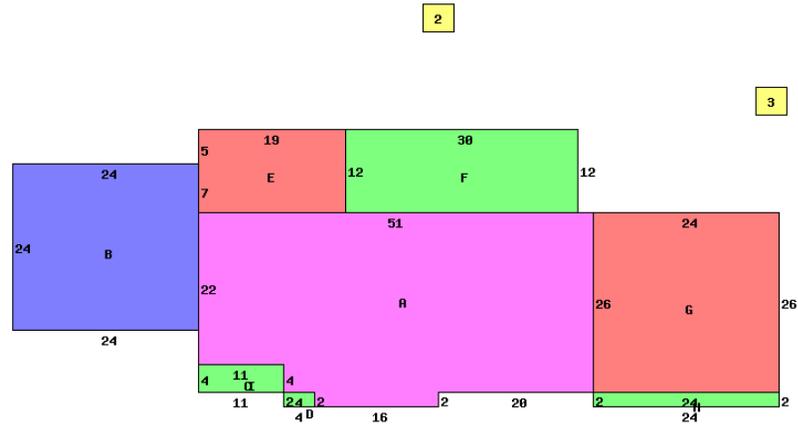
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		1314			GRAGE
	F2	G		576	13820	b	GRAGE
	RFX	P		44	440	c	PORCH
	EFP	P		8	320	d	PORCH
1	F/C	A		228		e	ADDTN
	DK	P		360	5400	f	PORCH
2	F/C	A		624		g	ADDTN
	OH	P		48	1820	h	PORCH
	STP	P		44	180	i	PORCH

#: 14 L/W
340300140000 9.00a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
890	1	1991-10-30		LWD	65000	0	49510
158	1	1989-03-03		LWD	53500	0	40110

Year	Land	Bldg	Total	Net Tax
2021	9610	65780	75390	3309.22
2020	9610	65780	75390	3322.66

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



15990 TR 74 45843

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	2166 146250
	Full Upper	FRAME	624 50040
	Subtotal		196290
Shingle	Roof	GABLE	
Plaster/Drywall	X X	Fireplaces	2000
Floor/Pine	X	Air Conditioning	4960
Floor/Carpet	X X	Plumbing	2100
Number of Rooms	5 3	Garages and Carports	13820
Bedrooms	2 1	Extra Features	8160
		Total Value	227330
Fireplace		PUB ELECTRIC	
Openings	1	PRIV WATER	
Stacks	1	PRIV SEWER	
Central Heat	A	PUB PAVED ST/RD	
FORCED AIR			
Central A/C	A		
Plumbing		Neighborhood:	
Standard	1	Code:	3300
Extra 3 Fixture	1	Dwl/Gar/NC%	1.3400

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	2790			C+	1956GD	250060	.37		157540
2 Flat Barn		20X44	880		D	OLD/AV	8450	.80	.50	850
3 Pole Build		40X60	2400		C	2000AV	28800	.55		12960

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	2.1881	6030	13190	2660	5820
C 52	PKA PEWAMO SICL 0-1% SL	5.7050	6490	37030	3560	20310
W 1	BOA BLOUNT SILT LOAM 0-	.5441	3610	1960	770	420
W 52	PKA PEWAMO SICL 0-1% SL	.3367	5370	1810	1670	560
671	HSITE HOMESITE	1.0000	18000	18000	18000	18000
980	ROAD ROAD	.2261				

10 71990 (100%) 45110 CAUV # 4441
25200 (35%) 15790