PLEASANT TWP
NORTHERN SD 00340

Hardin County, Ohio
Michael T. Bacon, Auditor

34-030016.0000 RES
K18 2025

sale

2022 OATES N GENE	2011-04-28	
2023 SAYERS JACOB	2022-10-07	
2024 SAYERS JACOB	2022-10-07	
2025 SAYERS JACOB	2022-10-07 PT N PT SW4 PT S PT SW4	
6696 CR 167	1WD 4.77A	
	$235,000	
KENTON OH 43326		

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

	2022	2023	2024	2025	
Tax Year					CAMA
Prop Cls	111	511	511	511	511
Acres	4.7700	4.7700	4.7700	4.7700	
Land100%	31510	31830	31830	31830	31820
Bldg100%	102510	140690	140690	140690	140690
Totl100%	134030t	172510t	172510t	172510t	172510t
Cauv100%	17770	31510	31510	31510	
Tax Value:					
Land 35%	6220	11140	11140	11140	11140
Bldg 35%	35880	49240	49240	49240	49240
Totl 35%	42100t	60380t	60380t	60380t	60380t
Hmstd35%	33320	47040	47040	46750	
Owner Oc	36.28	41.26	41.10	40.36	hmstd 6300 l 40450 b
Hmstd RB	380.84				
Net Tax	1461.34	2750.06	2243.20	2249.98	
	214.60				
Sp-Asmnt	27.00	35.00	27.00	30.00	

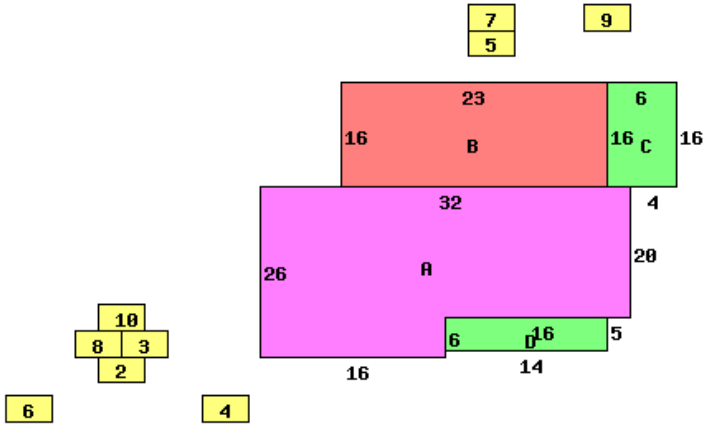
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	B	M		736		a	*MAIN
1	B/C	A		368		b	ADDTN
	STP	P		96	380	c	PORCH
2	OFP	P		70	4200	d	PORCH

#: 17, L/W
3403001700000 .11a

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
526	1	2022-10-07	SAYERS JACOB	1WD		235000	31510	102510
445	3	2022-09-28	MARSHALL CHERYL LYNN ETAL	3QC	*	0	31510	102510
444	3	2022-09-28	OATES NORMAN GENE	3AF	*	0	31510	102510
168	2	2011-04-28	OATES N GENE	2QC	*	0	19570	78030

Year	Land	Bldg	Total	Net Tax
2021	6220	35880	42100	1468.94
2020	6220	35880	42100	1474.96

	project	ben acres	/ %	factor
131	BLANCHARD RIVER MAINT	XA/2025		
235	KELLOGG #983 - BLANCHARD	XA/2025		
500	HARDIN COUNTY LANDFILL	XA/2025		
921	BLANCHARD RIVER MAINT	XA/2023		
306	BLOOM #1043 - BLANCHARD	XA/2025		



6696 CR 167 43326

Occupancy 1 Single Family

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	BRICK	1104	111990
	Full Upper	BRICK	736	61180
	Basement		736	13910
	Subtotal			187080
Slate	Roof	HIP		

*DWELLING COMPUTATIONS

	B	1	2	U	A
Plaster/Drywall		X	X		
Unfinished Wall	X				
Floor/Carpet		X			
Number of Rooms	2	4	3		
Bedrooms			3		
Central Heat				A	
FORCED AIR					
Plumbing					
Standard	1				

Extra Features	4580
Total Value	191660
PUB ELECTRIC	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Neighborhood:	
Code:	3300
Dwl/Gar/NC%	1.3400

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value	
1	DWELLING	2 B B		1840		C	1878AV	191660	.55		115570	
2	Bank Barn		76X84	6384		D	1910AV	61290	.65	.50	10730	
3	Milk House	CB 0	14X18	252		D	1900GD	3020	.60		1210	
4	Shed		30X40	1200		D	1945AV	11520	.65		4030	
5	P	OFP	5X20	100		D	1970AV	2400	.65		840	
6	Pole Build		40X56	2240		C	1950FR	21500	.70	.10	5810	1 SIDE OPN
7	Shed		12X20	240		D	1910AV	2300	.65		810	
8	Shed	*SV 0	14X20	280			1970AV	400			400	
9	Shed	*PP	8X8	0			OLD/	0			0	
10	Shed		16X24	384		D	1910AV	3690	.65		1290	

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				18000	18000	18000	18000
small acreage	3.3139				5000	4170	13820	13820
road	.4561							

Call Back: Sign: PSN Date: 2015-11-25 Lister:

34-030016.0000-v082020R