

PLEASANT TWP
NORTHERN SD

00340

Hardin County, Ohio
Michael T. Bacon, Auditor

34-040008.0000
K09

AGR
2025

sale

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

2022 OATES & SONS LLC	2006-11-01				
2023 4D VENTURES LLC	2022-07-28				
2024 4D VENTURES LLC	2022-07-28				
2025 4D VENTURES LLC	2022-07-28	PT SW4 SW4 & SW PT SE4			
14021 CR 80	LWD	SW4 S4	3.00A		
KENTON OH 43326	\$70,000				

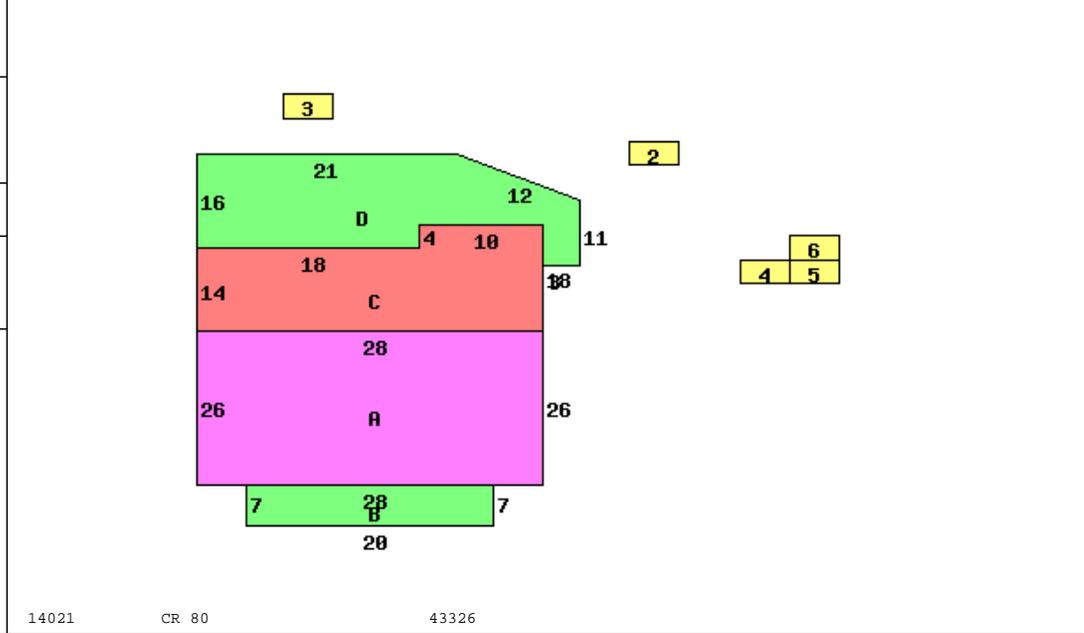
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	511	511	511	111
Acres	46.0000	3.0000	3.0000	3.0000	
Land100%	263830	28000	28000	28000	28000
Bldg100%	95630	128000	128000	128000	127990
Totl100%	359460t	156000t	156000t	156000t	155990t
Cauv100%	15260	23890	23890	23890	
Tax Value:					
Land 35%	5340	9800	9800	9800	9800
Bldg 35%	33470	44800	44800	44800	44800
Totl 35%	38810t	54600t	54600t	54600t	54600t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1731.64	2308.04	2065.64	2071.08	
Sp-Asmnt	3881.86	25.00	21.00	32.39	
	21.00				

SHB+	CON	TYPE	FACT	SQ-FT	VALUE	
1H	F/C	M		728		a *MAIN
	OFF	P		140	4200	b PORCH
1	F	A		432		c ADDTN
	PAT	P		425	1280	d PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
386	1	2022-07-28	4D VENTURES LLC	LWD	70000	263830	95630
326	1	2022-07-28	OATES CHRISTOPHER J & MAT	1AF *	0	263830	95630
449	1	2006-11-01	OATES & SONS LLC	1QC *	0	106310	52490
232	1	2006-05-30	OATES JAMES ETAL	1AF *	0	106310	52490
157	1	2001-04-06	OATES CHRISTOPHER J	1CT *	0	78430	41710
318	2	1996-08-19	OATES HELEN L	2QC *	0	52310	30000

Year	Land	Bldg	Total	Net Tax
2021	32800	33470	66270	2972.52
2020	32800	33470	66270	2984.54

project	ben acres	/ %	factor
131 BLANCHARD RIVER MAINT			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025
921 BLANCHARD RIVER MAINT			XA/2023
235 KELLOGG #983 - BLANCHARD			XA/2025
337 KRITZLER #1103 - BLANCHARD			XA/2025



14021 CR 80 43326

Occupancy	1 Single Family	*DWELLING COMPUTATIONS	Sq-Ft	Value
Story Height	1H			
Floor Level	Main	FRAME	1160	102760
	Part Upper	FRAME	728	33760
	Subtotal			136520
Shingle	Roof	GABLE		
	B 1 2 U A			
Plaster/Drywall	X X	Air Conditioning		3370
Floor/Carpet	X X	Extra Features		5480
Floor/Tile-Lino	X	Total Value		145370
Number of Rooms	3 3			
Bedrooms	1 4	PUB ELECTRIC		
		PRIV WATER		
		PRIV SEWER		
		PUB PAVED ST/RD		
Central Heat	A			
FORCED AIR				
Central A/C	A			
Plumbing		Neighborhood:		
Standard	1	Code:		3300
		Dwl/Gar/NC%		1.3400

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1H F/C				C-	OLD/GD	.40		105190
2 WASH HSE	*SV 0	14X20	280			OLD/FR			400
3 Garage		24X24	576		C	2009AV	.40		11110
4 Crib/Grana	L 0	36X38	1368		D	OLD/GD	.60		4380
5 Flat Barn	F 0	36X60	2160		D	OLD/GD	.80	.50	2070
6 Lean-To	1 P 0	36X60	2160		D	1967AV	.65		4840
homesite	acres/	effective	depth	actual	effective	extended	true		
small acreage	frontage	frontage	depth	rate	rate	value	value		
	1.0000		factor	18000	18000	18000	18000		
	2.0000			5000	5000	10000	10000		