

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

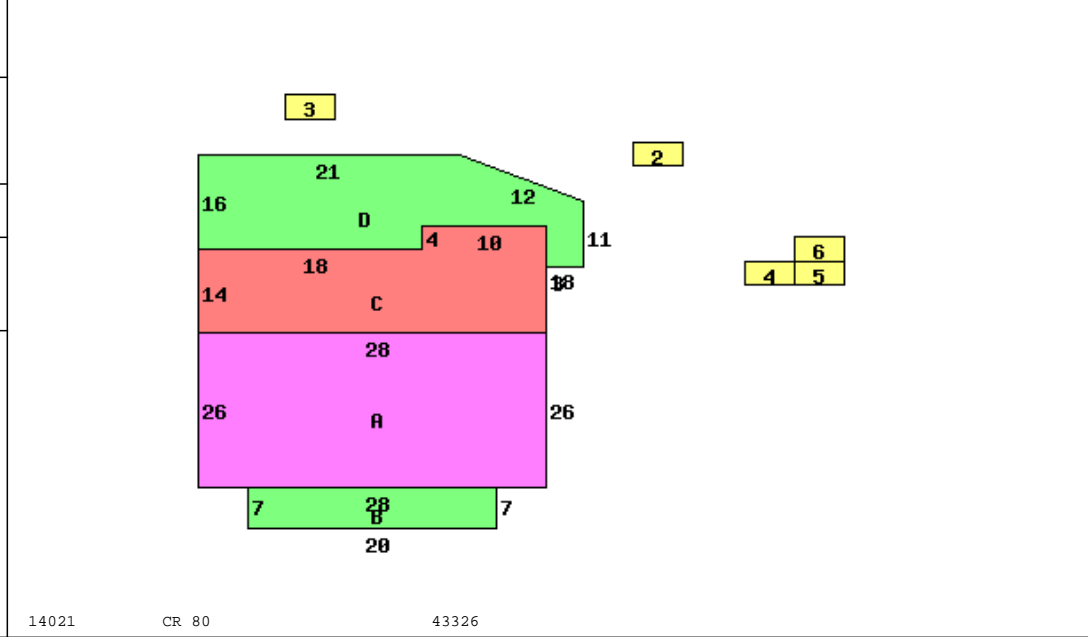
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	511	511	511	111
Acres	46.0000	3.0000	3.0000	3.0000	
Land100%	263830	28000	28000	28000	28000
Bldg100%	95630	128000	128000	128000	127990
Totl100%	359460t	156000t	156000t	156000t	155990t
Cauv100%	15260	23890	23890	23890	
Tax Value:					
Land 35%	5340	9800	9800	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+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1H	F/C	M		728			
	OFF	P		140	4200	b	PORCH
1	F	A		432		c	ADDIN
	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
Story Height 1H	Sq-Ft Value
Floor Level	Main FRAME 1160 102760
	Part Upper FRAME 728 33760
	Subtotal 136520
Shingle	Roof GABLE
Plaster/Drywall	X X
Floor/Carpet	X X
Floor/Tile-Lino	X
Number of Rooms	3 3
Bedrooms	1 4
Central Heat	A
FORCED AIR	
Central A/C	A
Plumbing	
Standard	1
	Air Conditioning 3370
	Extra Features 5480
	Total Value 145370
	PUB ELECTRIC
	PRIV WATER
	PRIV SEWER
	PUB PAVED ST/RD
	Neighborhood:
	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	1888			C-	OLD/GD 130830	.40	Dpr	105190
2 WASH HSE	*SV 0	14X20 280				OLD/FR 400			400
3 Garage		24X24 576			C	2009AV 13820	.40		11110
4 Crib/Grana	L 0	36X38 1368			D	OLD/GD 10940	.60		4380
5 Flat Barn	F 0	36X60 2160			D	OLD/GD 20740	.80	.50	2070
6 Lean-To	1 P 0	36X60 2160			D	1967AV 13820	.65		4840
homesite	acres/	effective	depth	actual	effective	extended	true		
small acreage	frontage	frontage	depth	factor	rate	value	value		
	1.0000				18000	18000	18000		18000
	2.0000				5000	5000	10000		10000