PLEASANT TWP
NORTHERN SD 00340

Hardin County, Ohio
Michael T. Bacon, Auditor

34-040008.0000 AGR
K09 2026

sale

2023 4D VENTURES LLC	2022-07-28	
2024 4D VENTURES LLC	2022-07-28	
2025 4D VENTURES LLC	2022-07-28	
2026 4D VENTURES LLC	2022-07-28	PT SW4 SW4 & SW PT SE4
14021 CR 80	1WD	SW4 S4 3.00A
	$70,000	
KENTON OH 43326		

Eff Rate:- 39.04 — 41.32 — 41.38 — 41.39 — a/r

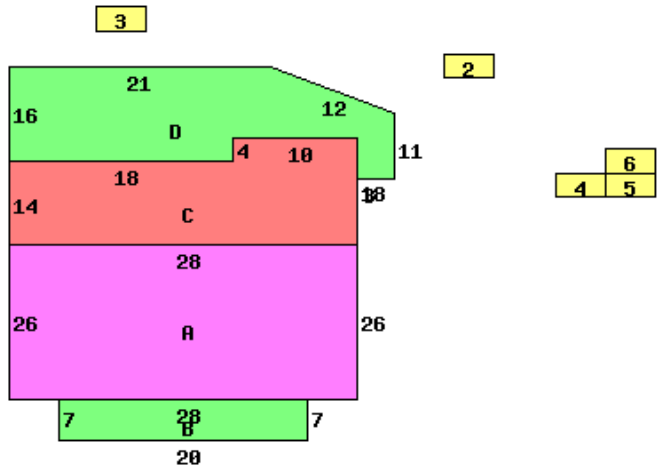
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	111
Acres	3.0000	3.0000	3.0000	3.0000	3.0000			
Land100%	28000	28000	28000	28000		23890	23890	30700
Bldg100%	128000	128000	128000	128000		128000	159230	159240
Totl100%	156000t	156000t	156000t	156000t		151890t	183110t	189940t
Cauv100%	23890	23890	23890	23890		23890	23890	
Tax Value:								
Land 35%	9800	9800	9800	9800		9800	10750	10750
Bldg 35%	44800	44800	44800	44800		44800	55730	55730
Totl 35%	54600t	54600t	54600t	54600t		54600t	66480t	66480t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	2308.04 3881.86	2065.64	2071.08	2071.08	2071.08			
Sp-Asmnt	25.00	21.00	32.39	32.39				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		728		a	*MAIN
	OFP	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	1WD		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
2022	5340	33470	38810	1731.64
2021	32800	33470	66270	2972.52

p r o j e c t			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	
Central Heat	A	PRIV SEWER	
FORCED AIR		PUB PAVED ST/RD	
Central A/C	A		
Plumbing		Neighborhood:	
Standard	1	Code:	3300
		Dwl/Gar/NC%	1.7000

	Bldg Type	SHB+Cons		DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1H F/C			1888		C-	OLD/GD	130830	.40		133450
2	WASH HSE	*SV	0	14X20	280			OLD/FR	400			400
3	Garage			24X24	576		C	2009AV	13820	.40		14100
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

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	2.0000				5000	5000	10000	10000

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

34-040008.0000-v082020R