PLEASANT TWP
NORTHERN SD 00340

Hardin County, Ohio
Michael T. Bacon, Auditor

34-050023.0000 AGR
J41 2026

sale

2023 COMSTOCK MICHAEL L	1993-10-08	
2024 COMSTOCK MICHAEL L	1993-10-08	
2025 COMSTOCK MICHAEL L	1993-10-08	
2026 COMSTOCK MICHAEL L	1993-10-08	PT NW1/4 15.396A
6119 US 68 N	1WD	
	$111,000	
KENTON OH 43326		

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

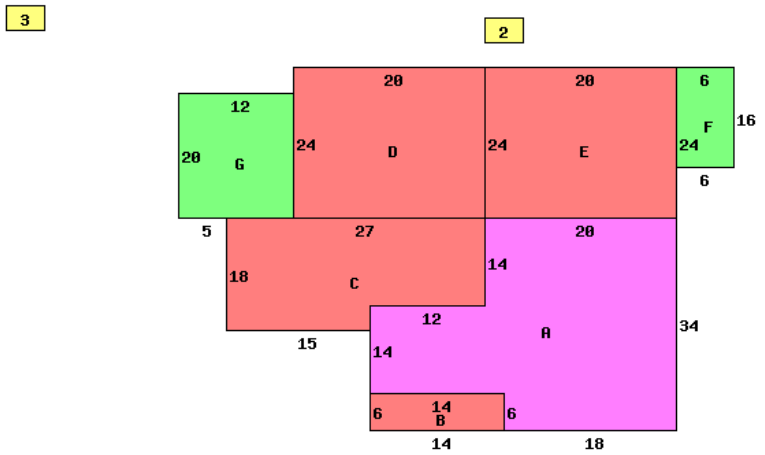
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	15.3960	15.3960	15.3960	15.3960	15.3960			
Land100%	103000	103000	103000	103000		103000	149370	149360
Bldg100%	184030	184030	184030	184030		184030	221510	221510
Totl100%	287030t	287030t	287030t	287030t		287030t	370890t	370870t
Cauv100%	57430	57430	57430	57430		103000	149370	62780
Tax Value:								
Land 35%	20100	20100	20100	20100		20100	21970	52280
Bldg 35%	64410	64410	64410	64410		64410	77530	77530
Totl 35%	84510t	84510t	84510t	84510t		84510t	99500t	129800t
Hmstd35%	55140	55140	55140	55140		55140	71100	
Owner Oc	48.36	48.16	47.60	47.60	47.60	hmstd 6300 l	48840 b	
Hmstd RB								
Net Tax	2954.74	3149.04	3158.02	3158.02	3158.02			
Cauv Sav	903.54	566.80	603.42	605.02				
Sp-Asmnt	43.30	39.30	46.88	46.88				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	F	M		836		a	*MAIN
1	F/C	A		84		b	ADDTN
1	F/C	A		438		c	ADDTN
1	F/C	A		480		d	ADDTN
1	F/C	A		480		e	ADDTN
	STP	P		96	380	f	PORCH
	DK	P		240	3600	g	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
1003	1	1993-10-08	COMSTOCK MICHAEL L	1WD *	111000	0	0

Year	Land	Bldg	Total	Net Tax
2022	11390	47000	58390	2561.58
2021	11390	47000	58390	2575.08

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			
286	DEARDORFF #1024 - BLANCHARD	XA/2025			



6119 US 68 N 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	2318	154310
	Full Upper	FRAME	836	59340
	Basement		209	4280
	Subtotal			217930
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X X	Fireplaces	4000
Panelled Wall	X X	Air Conditioning	5500
Unfinished Wall	X	Extra Features	3980
Floor/Pine	X X	Total Value	231410
Floor/Carpet	X X		
Number of Rooms	8 1	PUB ELECTRIC	
Bedrooms	3	PRIV WATER	
		PRIV SEWER	
Fireplace		PUB PAVED ST/RD	
Openings	2		
Stacks	2	Neighborhood:	
Central Heat	A	Code:	3300
FORCED AIR		Dwl/Gar/NC%	1.7000
Central A/C	A		
Plumbing			
Standard	1		

	Bldg Type	SHB+	Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1	F/C		3154		C	OLD/AV	231410	.55		177030
2	Pole Build	1	P 0	44X66	2904		C	1963FR	34850	.70		10460
3	Pole Build		1	105X60	6300		C	1998AV	75600	.55		34020

Tab	#	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA	BLOUNT SILT LOAM 0-	5.8650	8740	51260	2550	14960
C	2	BOB	BLOUNT SILT LOAM, 2	2.5862	8370	21650	2230	5770
C	39	PM	PEWAMO SILTY CLAY L	4.5535	9410	42850	3450	15710
W	1	BOA	BLOUNT SILT LOAM 0-	.1755	5230	920	230	40
W	2	BOB	BLOUNT SILT LOAM, 2	.0816	4540	370	230	20
W	39	PM	PEWAMO SILTY CLAY L	.7977	7790	6210	230	180
	671	HSITE	HOMESITE	1.0000	26100	26100	26100	26100
	980	ROAD	ROAD	.3365				
				15.396		149360	(100%)	62780
						52280	(35%)	21970

CAUV # 2647

Call Back: Sign: PSN Date: 2015-11-30 Lister: 34-050023.0000-v082020R