

PLEASANT TWP
NORTHERN SD

00340

Hardin County, Ohio
Michael T. Bacon, Auditor

34-050023.0000
J41

AGR
2025

sale

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

2022 COMSTOCK MICHAEL L	1993-10-08
2023 COMSTOCK MICHAEL L	1993-10-08
2024 COMSTOCK MICHAEL L	1993-10-08
2025 COMSTOCK MICHAEL L	1993-10-08 PT NW1/4 15.396A
6119 US 68 N	LWD
KENTON OH 43326	\$111,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	15.3960	15.3960	15.3960	15.3960	
Land100%	90400	103000	103000	103000	103010
Bldg100%	134290	184030	184030	184030	184020
Totl100%	224690t	287030t	287030t	287030t	287030t
Cauv100%	32540	57430	57430	57430	57420
Tax Value:					
Land 35%	11390	20100	20100	20100	36050
Bldg 35%	47000	64410	64410	64410	64410
Totl 35%	58390t	84510t	84510t	84510t	100460t
Hmstd35%	40150	55140	55140	55140	
Owner Oc	43.72	48.36	48.16	47.60	hmstd 6300 l 48840 b
Hmstd RB					
Net Tax	2561.58	2954.74	3149.04	3158.02	
Cauv Sav	903.54	566.80	603.42	605.02	
Sp-Asmnt	30.15	43.30	39.30	46.88	

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

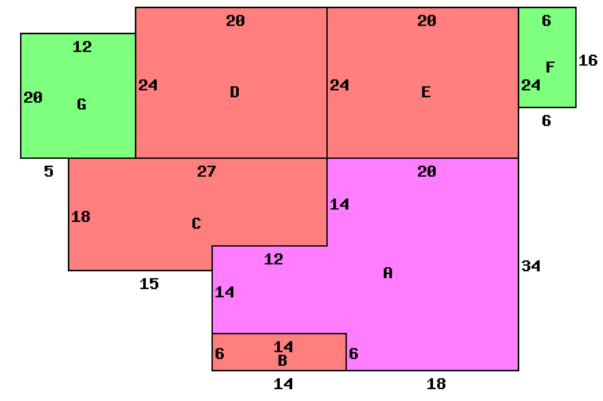
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
1003	1	1993-10-08	COMSTOCK MICHAEL L	LWD *	111000	0	0

Year	Land	Bldg	Total	Net Tax
2021	11390	47000	58390	2575.08
2020	11390	47000	58390	2585.54

p r o j e c t		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

3

2



6119 US 68 N 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	2318 154310
	Full Upper	FRAME	836 59340
	Basement		209 4280
	Subtotal		217930
Shingle	Roof	GABLE	
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	
		PUB PAVED ST/RD	
Fireplace		Neighborhood:	
Openings	2	Code:	3300
Stacks	2	Dwl/Gar/NC%	1.3400
Central Heat	A		
FORCED AIR			
Central A/C	A		
Plumbing			
Standard	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 F/C		3154		C	OLD/AV	231410	.55		139540
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	6030	35370	2660	15600
C 2	BOB BLOUNT SILT LOAM, 2	2.5862	5770	14920	2360	6100
C 39	PM PEWAMO SILTY CLAY L	4.5535	6490	29550	3560	16210
W 1	BOA BLOUNT SILT LOAM 0-	.1755	3610	630	770	140
W 2	BOB BLOUNT SILT LOAM, 2	.0816	3130	260	470	40
W 39	PM PEWAMO SILTY CLAY L	.7977	5370	4280	1670	1330
671	HSITE HOMESITE	1.0000	18000	18000	18000	18000
980	ROAD ROAD	.3365				

15.396	103010	(100%)	57420	CAUV # 2647
	36050	(35%)	20100	