

PLEASANT TWP
NORTHERN SD

00340

Hardin County, Ohio
Michael T. Bacon, Auditor

34-050026.0000
J39

RES
2025

sale

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

2022 ABBOTT RICKY R & KATH	2011-04-18
2023 ABBOTT LUKE	2022-09-19
2024 ABBOTT LUKE	2022-09-19
2025 ABBOTT LUKE	2022-09-19 SE PT NW4 S5 3.002A
6331 US 68	LWD
KENTON OH 43326	\$216,500

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	3.0020	3.0020	3.0020	3.0020	28010
Land100%	18600	28000	28000	28000	160560
Bldg100%	143290	160570	160570	160570	188570t
Totl100%	161890t	188570t	188570t	188570t	
Cauvl00%					
Tax Value:					
Land 35%	6510	9800	9800	9800	9800
Bldg 35%	50150	56200	56200	56200	56200
Totl 35%	56660t	66000t	66000t	66000t	66000t
Hmstd35%	54180				
Owner Oc	59.00				
Hmstd RB					
Net Tax	2469.10	2345.36	2496.94	2503.52	
Sp-Asmnt	24.00	28.66	24.66	28.57	

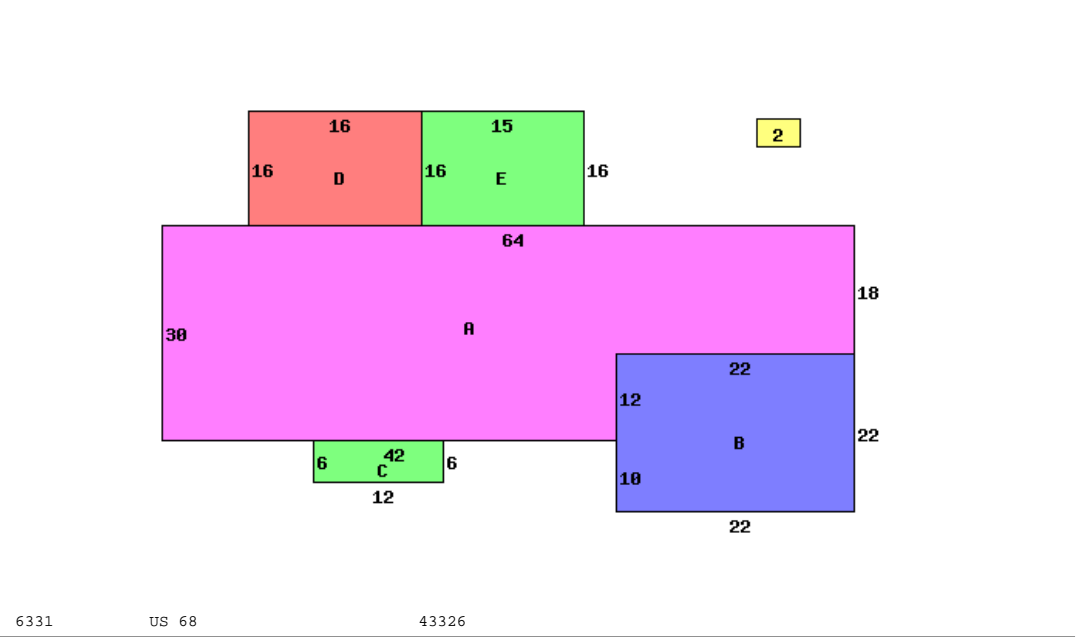
Orig Tax Year 2001
Parent: 34-050010.0000

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		1656			
	F	G		484	11620	b	GRAGE
	OFF	P		72	2160	c	PORCH
1	F/C	A		256		d	ADDTN
	PAT	P		240	720	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
494	1	2022-09-19	ABBOTT LUKE	LWD	216500	18600	143290
139	1	2011-04-18	ABBOTT RICKY R & KATHLEEN	LWD	148000	16490	33260
496	1	2010-10-27	MCBRIDE JOSHUA L	LOC *	14700	16490	33260
464	1	2010-10-08	CASTLEROCK REO 2 LLC	LOC *	1000	16490	33260
295	1	2010-06-25	DEUTSCHE BANK NATIONAL TR	LSH *	22667	16490	33260
594	1	2000-10-08	SPEARMAN JEFFREY E	LWD	36000	0	0

Year	Land	Bldg	Total	Net Tax
2021	6510	50150	56660	2482.12
2020	6510	50150	56660	2492.20

project	ben acres	%	factor
500 HARDIN COUNTY LANDFILL			XA/2025
131 BLANCHARD RIVER MAINT			XA/2025
235 KELLOGG #983 - BLANCHARD			XA/2025
921 BLANCHARD RIVER MAINT			XA/2023
286 DEARDORFF #1024 - BLANCHARD			XA/2025



6331 US 68 43326

Occupancy	1	Single Family	*DWELLING COMPUTATIONS
Story Height	1		Sq-Ft Value
Floor Level		Main	FRAME 1912 133670
		Subtotal	133670
Metal		Roof	GABLE
Plaster/Drywall	X		Plumbing 2100
Unfinished Wall	X		Garages and Carports 11620
Floor/Carpet	X		Extra Features 2880
Floor/Tile-Lino	X		Total Value 150270
Number of Rooms	4		
Bedrooms	3		PUB ELECTRIC
Central Heat	A		PRIV WATER
FORCED AIR			PRIV SEWER
Plumbing			PUB PAVED ST/RD
Standard	1		Neighborhood:
Extra 3 Fixture	1		Code: 3300
			Dwl/Gar/NC% 1.3400

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 F		1912		C-	2010AV		135240	.12		159480
2 Shed		8X20	160		D	2013AV		1540	.30		1080
homesite		effective	depth	actual		effective	extended	true			
small acreage	2.0020	frontage	depth	factor		rate	value	value			
		1.0000				18000	18000	18000			18000
		2.0020				5000	5000	10010			10010