

PLEASANT TWP
NORTHERN SD

00340

Hardin County, Ohio
Michael T. Bacon, Auditor

34-050032.0000
J04.01

RES
2025

sale

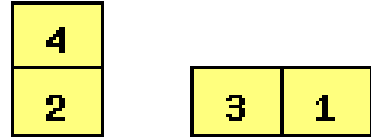
2022 CROOKS JOHN RYAN	2015-11-10
2023 CROOKS JOHN RYAN	2015-11-10
2024 CROOKS JOHN RYAN	2015-11-10
2025 CROOKS JOHN RYAN	2015-11-10 NE PT NW4 & W PT NW4 NE4
CR 70	2FD S5 2.818A
	\$145,000

Eff Rate:-	48.97	39.04	41.32	41.39	a/r
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	599	599	599	599	599
Acres	2.8180	2.8180	2.8180	2.8180	
Land100%	8460	14090	14090	14090	14090
Bldg100%	11740	14710	14710	14710	14700
Totl100%	20200t	28800t	28800t	28800t	28790t
Cauv100%					
Tax Value:					
Land 35%	2960	4930	4930	4930	4930
Bldg 35%	4110	5150	5150	5150	5150
Totl 35%	7070t	10080t	10080t	10080t	10080t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	315.46	358.20	381.36	382.36	
Sp-Asmnt	6.00	10.35	6.35	10.19	

Orig Tax Year 2016
Parent: 34-050011.0000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
589	2	2015-11-10	CROOKS JOHN RYAN	1FD	145000	0	0
Year	Land	Bldg	Total	Net Tax			
2021	2960	4110	7070	317.12			
2020	2960	4110	7070	318.40			

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



CR 70

Topo: ROLLING
Neighborhood:
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 Shed	CB	42X60	2520		C+	1962AV	33260	.65		11640
2 POND	*.50A		0			OLD/AV	0			0
3 Lean-To		16X42	672		C	OLD/AV	5380	.65		1880
4 P	DK	14X16	224		C	OLD/AV	3360	.65		1180
small acreage		acres/ frontage	effective frontage	depth	actual factor	effective rate	extended value	true value		
		2.8180				5000	5000	14090		14090