PLEASANT TWP
NORTHERN SD 00340

Hardin County, Ohio
Michael T. Bacon, Auditor

34-050032.0000 RES
J04.01 2026

sale

2023 CROOKS JOHN RYAN	2015-11-10	
2024 CROOKS JOHN RYAN	2015-11-10	
2025 CROOKS JOHN RYAN	2015-11-10	
2026 CROOKS JOHN RYAN	2015-11-10 NE PT NW4 & W PT NW4 NE4	
CR 70	2FD S5 2.818A	
	$145,000	

Orig Tax Year 2016
Parent: 34-050011.0000

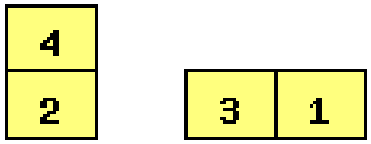
Eff Rate: – 39.04 — 41.32 — 41.38 — 41.39 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	599	599	599	599	0	599	599	599
Acres	2.8180	2.8180	2.8180	2.8180	2.8180			
Land100%	14090	14090	14090	14090		14090	14090	14090
Bldg100%	14710	14710	14710	14710		14710	14710	14700
Totl100%	28800t	28800t	28800t	28800t		28800t	28800t	28790t
Cauv100%								
Tax Value:								
Land 35%	4930	4930	4930	4930		4930	4930	4930
Bldg 35%	5150	5150	5150	5150		5150	5150	5150
Totl 35%	10080t	10080t	10080t	10080t		10080t	10080t	10080t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	358.20	381.36	382.36	382.36	382.36			
Sp-Asmnt	10.35	6.35	10.19	10.19				

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
2022	2960	4110	7070	315.46
2021	2960	4110	7070	317.12

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% 1.7000

	Bldg	Type	SHB+Cons	DixHt FtxFt	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

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
small acreage	2.8180				5000	5000	14090	14090

Call Back: Sign: PSN Date: 2015-11-30 Lister:

34-050032.0000-v082020R