

PLEASANT TWP  
NORTHERN SD

00340

Hardin County, Ohio  
Michael T. Bacon, Auditor

34-060027.0000  
J24

RES  
2025

sale

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

2022 SHEPHERD ROGER D & KA  
 2023 SHEPHERD ROGER D & KA  
 2024 SHEPHERD ROGER D & KA  
 2025 SHEPHERD ROGER D  
 6609 TR 145  
 KENTON OH 43326

2024-06-28 PT E 1/2 SE 1/4 6 3.00A  
 1AF  
 \$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	3.0000	3.0000	3.0000	3.0000	
Land100%	18600	28000	28000	28000	28000
Bldg100%	66860	87540	87540	87540	87540
Totl100%	85460t	115540t	115540t	115540t	115540t
Cauv100%					

2026 SHEPHERD VARIAN R  
 6609 TR 145  
 KENTON OH 43326

2025-02-24  
 1WD

Tax Value:					
Land 35%	6510	9800	9800	9800	9800
Bldg 35%	23400	30640	30640	30640	30640
Totl 35%	29910t	40440t	40440t	40440t	40440t
Hmstd35%	25990	34580	34580	34580	
Owner Oc	28.30	30.32	30.20	29.86	hmstd 6300 l 28280 b
Hmstd RB	380.84	317.80	362.14	376.20	
Net Tax	925.42	1088.94	1137.60	1127.92	
Sp-Asmnt	30.00	38.27	30.27	37.09	

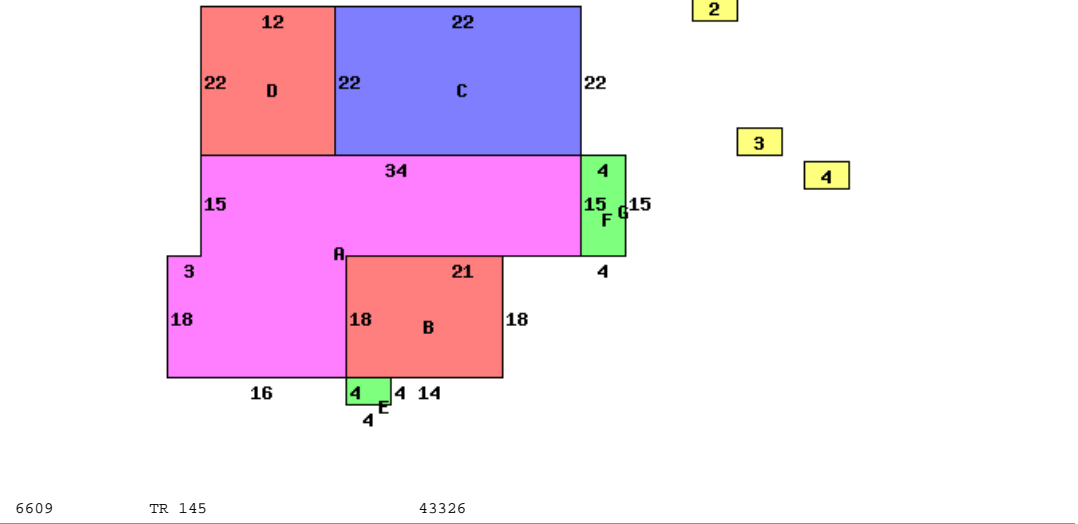
SHB+	CON	TYPE	FACT	SQ-FT	VALUE		
1T	F/C	M		798		a	*MAIN
1 B	F	A		252		b	ADDN
	F/C	G		484	11620	c	GRAGE
1	F/C	A		264		d	ADDN
	OFF	P		16	480	e	PORCH
	CAN	P		60	480	f	PORCH
	STP	P		60	240	g	PORCH

#: 28 L/W  
340600280000 2.20a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
90	1	2025-02-24	SHEPHERD VARIAN R	1WD *	0	28000	87540
296	1	2024-06-28	SHEPHERD ROGER D	1AF *	0	28000	87540

Year	Land	Bldg	Total	Net Tax
2021	6510	23400	29910	930.22
2020	6510	23400	29910	934.02

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



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Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1T	Sq-Ft	Value
Floor Level	Main	FRAME	1314 105320
	Part Upper	FRAME	798 43350
	Basement		252 4950
	Subtotal		153620
Metal	Roof	GABLE	
Plaster/Drywall	X X	Air Conditioning	3710
Unfinished Wall	X	Plumbing	2100
Floor/Hardwood	X	Garages and Carpports	11620
Floor/Pine	X X	Extra Features	1200
Number of Rooms	1 5 2	Total Value	172250
Bedrooms	2 2		
Central Heat	A	PUB ELECTRIC	
FORCED AIR		PUB GAS	
Central A/C	A	PRIV WATER	
Plumbing		PRIV SEWER	
Standard	1	PUB PAVED ST/RD	
Extra 3 Fixture	1	Topo: ROLLING	
		Neighborhood:	
		Code:	3300
		Dwl/Gar/NC%	1.3400

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1T F/C	2112		C	OLD/FR	172250	.65	Dpr	80790
2 Shed	*NV 0	8X10	80		OLD/PR	0			0
3 Garage		20X30	600	C	1978AV	14400	.65		6750
4 MH	*NV 0	12X45	540		OLD/FR	0			0

homesite	effective	depth	actual	effective	extended	true
1.0000	frontage	depth	rate	rate	value	value
2.0000	frontage	depth	18000	18000	18000	18000
	small acreage		5000	5000	10000	10000