PLEASANT TWP
NORTHERN SD 00340

Hardin County, Ohio
Michael T. Bacon, Auditor

34-060027.0000 RES
J24 2025

sale

2022	SHEPHERD ROGER D & KA	
2023	SHEPHERD ROGER D & KA	
2024	SHEPHERD ROGER D & KA	
2025	SHEPHERD ROGER D	2024-06-28 PT E 1/2 SE 1/4 6 3.00A
	6609 TR 145	1AF
		$0
	KENTON OH 43326	

2026	SHEPHERD VARIAN R	2025-02-24
	6609 TR 145	1WD
	KENTON OH 43326	

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

Tax Year	2022	2023	2024	2025	2025			CAMA
Prop Cls	511	511	511	511	511			511
Acres	3.0000	3.0000	3.0000	3.0000	3.0000			
Land100%	18600	28000	28000	28000	28000			28000
Bldg100%	66860	87540	87540	87540	87540			87540
Totl100%	85460t	115540t	115540t	115540t	115540t			115540t
Cauv100%								
Tax Value:								
Land 35%	6510	9800	9800	9800	9800			9800
Bldg 35%	23400	30640	30640	30640	30640			30640
Totl 35%	29910t	40440t	40440t	40440t	40440t			40440t
Hmstd35%	25990	34580	34580	34580	34580			
Owner Oc	28.30	30.32	30.20	29.86	29.86	hmstd	6300 l	28280 b
Hmstd RB	380.84	317.80	362.14	376.20	376.20			
Net Tax	925.42	1088.94	1137.60	1127.92	1127.92			
Sp-Asmnt	30.00	38.27	30.27	37.09				

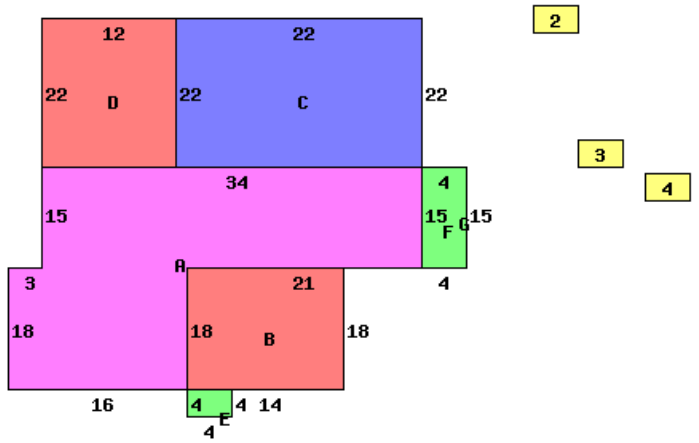
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1T	F/C	M		798		a	*MAIN
1 B	F	A		252		b	ADDTN
	F	G		484	11620	c	GRAGE
1	F/C	A		264		d	ADDTN
	OFP	P		16	480	e	PORCH
	CAN	P		60	480	f	PORCH
	STP	P		60	240	g	PORCH

#: 28 L/W
3406002800000 2.20a

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
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

	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			



6609 TR 145 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1T				
Floor Level	Main	FRAME	1314	105320
	Part Upper	FRAME	798	43350
	Basement		252	4950
	Subtotal			153620
Metal	Roof	GABLE		

	B 1 2 U A		
Plaster/Drywall	X X	Air Conditioning	3710
Unfinished Wall	X	Plumbing	2100
Floor/Hardwood	X	Garages and Carports	11620
Floor/Pine	X X	Extra Features	1200
Number of Rooms	1 5 2	Total Value	172250
Bedrooms	2 2		
		PUB ELECTRIC	
Central Heat	A	PUB GAS	
FORCED AIR		PRIV WATER	
Central A/C	A	PRIV SEWER	
Plumbing		PUB PAVED ST/RD	
Standard	1	Topo: ROLLING	
Extra 3 Fixture	1		
		Neighborhood:	
		Code:	3300
		Dwl/Gar/NC%	1.3400

	Bldg Type	SHB+Cons		DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1T F/C			2112		C	OLD/FR	172250	.65		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

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

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