PLEASANT TWP
NORTHERN SD 00340

Hardin County, Ohio
Michael T. Bacon, Auditor

34-060027.0000 RES
J24 2026

sale

2023 SHEPHERD ROGER D & KA		
2024 SHEPHERD ROGER D & KA		
2025 SHEPHERD ROGER D	2024-06-28	
2026 SHEPHERD ROGER D	2024-06-28 PT E 1/2 SE 1/4 6	3.00A
6609 TR 145	1AF	
	$0	
KENTON OH 43326		

2027 SHEPHERD VARIAN R	2025-02-24	
6609 TR 145	1WD	
KENTON OH 43326		

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

	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	511	511	511	511	0	511	511	511
Acres	3.0000	3.0000	3.0000	3.0000	3.0000			
Land100%	28000	28000	28000	28000		28000	30710	30700
Bldg100%	87540	87540	87540	87540		87540	111060	111060
Totl100%	115540t	115540t	115540t	115540t		115540t	141770t	141760t
Cauv100%								
Tax Value:								
Land 35%	9800	9800	9800	9800		9800	10750	10750
Bldg 35%	30640	30640	30640	30640		30640	38870	38870
Totl 35%	40440t	40440t	40440t	40440t		40440t	49620t	49620t
Hmstd35%	34580	34580	34580	34580		34580	43120	
Owner Oc	30.32	30.20	29.86	29.86	29.86	hmstd 6300 l	28280 b	
Hmstd RB	317.80	362.14	376.20	376.20	376.20			
Net Tax	1088.94	1137.60	1127.92	1127.92	1127.92			
Sp-Asmnt	38.27	30.27	37.09	37.09				

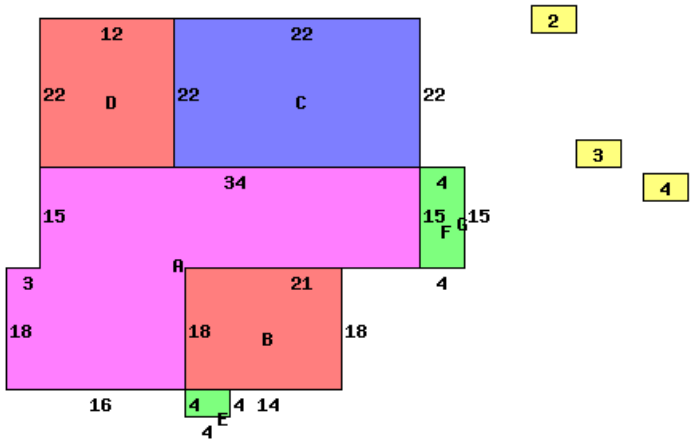
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1T	F/C	M		798		a	*MAIN
1 B	F	A		252		b	ADDTN
	F	G		484	11620	c	GRAGE
1	F/C	A		264		d	ADDTN
	OFP	P		16	480	e	PORCH
	CAN	P		60	480	f	PORCH
	STP	P		60	240	g	PORCH

#: 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
2022	6510	23400	29910	925.42
2021	6510	23400	29910	930.22

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			



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		
Unfinished Wall	X				
Floor/Hardwood		X			
Floor/Pine			X	X	
Number of Rooms		1	5	2	
Bedrooms			2	2	
Central Heat			A		
FORCED AIR					
Central A/C			A		
Plumbing					
Standard		1			
Extra 3 Fixture		1			

Air Conditioning	3710	PUB ELECTRIC	
Plumbing	2100	PUB GAS	
Garages and Carports	11620	PRIV WATER	
Extra Features	1200	PRIV SEWER	
Total Value	172250	PUB PAVED ST/RD	
		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	DWELLING	1T F/C		2112		C	OLD/FR	172250	.65		102490
2	Shed	*NV 0	8X10	80			OLD/PR	0			0
3	Garage		20X30	600		C	1978AV	14400	.65		8570
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				20700	20700	20700	20700
small acreage	2.0000				5000	5000	10000	10000

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