

PLEASANT TWP
NORTHERN SD

00340

Hardin County, Ohio
Michael T. Bacon, Auditor

34-070001.0000
I79

AGR
2025

sale

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

| | | |
|----------------------------|----------------------------------|----|
| 2022 HENSEL ROXIE L & DENN | 2020-03-02 | |
| 2023 D & R AG LLC | 2022-01-26 | |
| 2024 D & R AG LLC | 2022-01-26 | |
| 2025 D & R AG LLC | 2022-01-26 N 1/2 NW 1/4 7 81.13A | |
| 12146 TR 80 | 40 | |
| KENTON OH 43326 | \$0 | 40 |

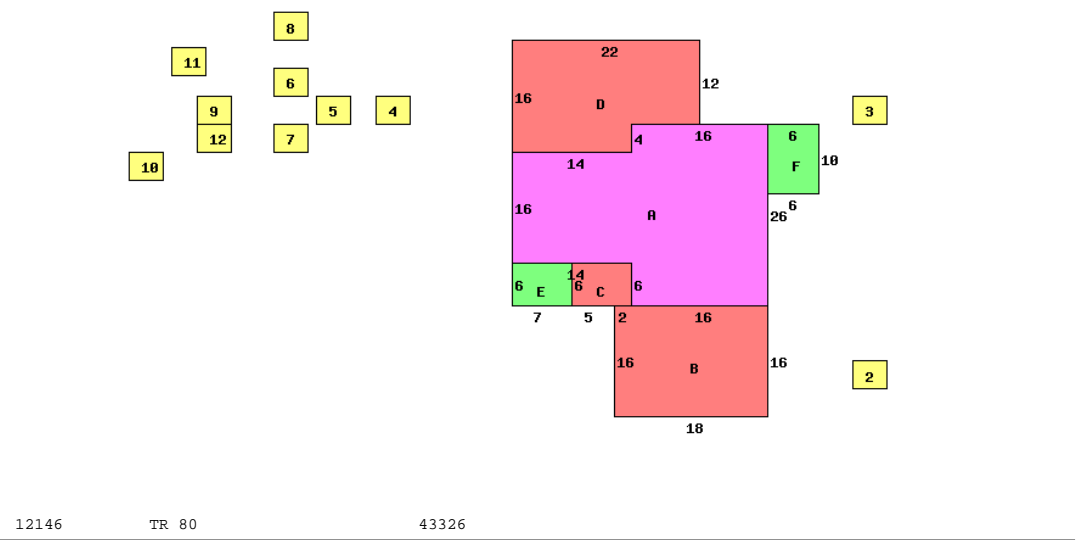
| | | | | | |
|------------|---------|---------|---------|---------|---------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | CAMA |
| Prop Cls | 111 | 111 | 111 | 111 | 111 |
| Acres | 81.1300 | 81.1300 | 81.1300 | 81.1300 | |
| Land100% | 395540 | 436430 | 436430 | 436430 | 436430 |
| Bldg100% | 93940 | 113630 | 113630 | 113630 | 113640 |
| Totl100% | 489490t | 550060t | 550060t | 550060t | 550070t |
| Cauv100% | 80770 | 173800 | 173800 | 173800 | 173810 |
| Tax Value: | | | | | |
| Land 35% | 28270 | 60830 | 60830 | 60830 | 152750 |
| Bldg 35% | 32880 | 39770 | 39770 | 39770 | 39770 |
| Totl 35% | 61150t | 100600t | 100600t | 100600t | 192520t |
| Hmstd35% | | | | | |
| Owner Oc | | | | | |
| Hmstd RB | | | | | |
| Net Tax | 2728.44 | 3574.88 | 3805.92 | 3815.96 | |
| Cauv Sav | 4915.68 | 3266.42 | 3477.54 | 3486.68 | |
| Sp-Asmnt | 144.06 | 269.22 | 265.22 | 332.35 | |

| | | | | | | | |
|------|------|------|------|-------|-------|---|-------|
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | a | *MAIN |
| 1H | F/C | M | | 640 | | | |
| 1 | F/C | A | | 288 | | | ADDTN |
| 1 | F/C | A | | 42 | | | ADDTN |
| 1 B | F | A | | 320 | | | ADDTN |
| | OFF | P | | 42 | 1260 | | PORCH |
| | FFP | P | | 60 | 2400 | | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | Sale\$ | co:land | co:bldg |
|-------|----|------------|--------------------------|---------------|--------|---------|---------|
| 54 | 40 | 2022-01-26 | D & R AG LLC | 40 * | 0 | 395540 | 93940 |
| 53 | 40 | 2022-01-26 | HENSEL ROXIE L | 40 * | 0 | 395540 | 93940 |
| 52 | 40 | 2022-01-26 | HENSEL DENNIS E | 40 * | 0 | 395540 | 93940 |
| 84 | 2 | 2020-03-02 | HENSEL ROXIE L & DENNY | 2WD | 500000 | 394940 | 78830 |
| 297 | 2 | 2016-07-12 | HENSEL ROXIE L & KRISTIE | 2AF * | 0 | 284800 | 62740 |
| 400 | 2 | 2004-09-03 | HENSEL ROXIE L & KRISTIE | 2QC * | 0 | 124740 | 51290 |
| 187 | 2 | 2003-04-22 | DIRMEYER ANDREW ETAL | 2CT * | 0 | 124740 | 51290 |

| Year | Land | Bldg | Total | Net Tax |
|------|-------|-------|-------|---------|
| 2021 | 28270 | 32880 | 61150 | 2742.86 |
| 2020 | 28270 | 32880 | 61150 | 2753.94 |

| 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 |



12146 TR 80 43326

| Occupancy 1 Single Family | | *DWELLING COMPUTATIONS | |
|---------------------------|------------|------------------------|-------------|
| Story Height | 1H | Sq-Ft | Value |
| Floor Level | Main | FRAME | 1290 106640 |
| | Part Upper | FRAME | 640 31730 |
| | Basement | | 320 6220 |
| | Subtotal | | 144590 |
| Metal | Roof | GABLE | |
| | B 1 2 U A | | |
| Plaster/Drywall | P P | Air Conditioning | 3540 |
| Panelled Wall | X X | Extra Features | 3660 |
| Unfinished Wall | X | Total Value | 151790 |
| Floor/Carpet | X X | | |
| Floor/Tile-Lino | L | PUB ELECTRIC | |
| Number of Rooms | 1 4 3 | PRIV WATER | |
| Bedrooms | 1 2 | PRIV SEWER | |
| | | PUB PAVED ST/RD | |
| Central Heat | A | Topo: ROLLING | |
| FORCED AIR | | | |
| Central A/C | A | Neighborhood: | |
| Plumbing | | Code: | 3300 |
| Standard | 1 | Dwl/Gar/NC% | 1.3400 |

| Bldg Type | SHB+Cons | DixHt | Area | Unit Rate | Grade | Blt/Renov | Cond | Replace | Phy | Fnc | True |
|---------------|-------------------------|---------|--------|-----------|-------|-----------|--------|---------|-----|-----|-------|
| 1 DWELLING | 1HB F | 1930 | | | | C- | OLD/AV | 136610 | .55 | | 82380 |
| 2 Garage | | 20X24 | 480 | | | C | 1930AV | 11520 | .65 | | 5400 |
| 3 Shed | *SV | 0 12X14 | 168 | | | | OLD/FR | 600 | | | 600 |
| 4 Pole Build | | 40X48 | 1920 | | C | | 1973AV | 23040 | .65 | | 8060 |
| 5 Shed | | 24X48 | 1152 | | | | OLD/FR | 13820 | .70 | | 4150 |
| 6 WIRE CRIB | *SV | 0 12X12 | 144 | | | | OLD/PR | 200 | | | 200 |
| 7 Grain Bin | *PP | 0 12X14 | 168 | | C | | 1965PR | 0 | | | 0 |
| 8 Silo | *SV | 0 11X35 | 385 | | | | 1960FR | 300 | | | 300 |
| 9 Flat Barn | | 56X60 | 3360 | | D | | OLD/FR | 32260 | .80 | .50 | 3230 |
| 10 Shed | | 2400 | | | D | | OLD/AV | 23040 | .65 | | 8060 |
| 11 Silo | *SV | 0 16X50 | 800 | | | | 1973FR | 500 | | | 500 |
| 12 Milk House | | 12X14 | 168 | | C | | OLD/FR | 2520 | .70 | | 760 |
| Tab # | S O I L | Acres | Mkt/Ac | Market | Au/Ac | Cauv | | | | | |
| C 1 | BOA BLOUNT SILT LOAM 0- | .5446 | 6030 | 3280 | 2660 | 1450 | | | | | |
| C 2 | BOB BLOUNT SILT LOAM, 2 | 38.1523 | 5770 | 220140 | 2360 | 90040 | | | | | |
| C 14 | GNB GLYNWOOD SILT LOAM | 11.2786 | 5400 | 60900 | 1750 | 19740 | | | | | |
| C 16 | GVC2 GLYNWOOD CLAY LOAM | 15.2801 | 4750 | 72580 | 1050 | 16040 | | | | | |
| C 39 | PM PEWAMO SILTY CLAY L | 7.2175 | 6490 | 46840 | 3560 | 25690 | | | | | |
| C 51 | WSTL WASTE LAND | 2.0000 | 120 | 240 | 50 | 100 | | | | | |
| W 2 | BOB BLOUNT SILT LOAM, 2 | 1.7710 | 3130 | 5540 | 470 | 830 | | | | | |
| W 16 | GVC2 GLYNWOOD CLAY LOAM | .9108 | 1460 | 1330 | 230 | 210 | | | | | |
| W 47 | SO SLOAN SILT LOAM, FR | 1.6627 | 4560 | 7580 | 1030 | 1710 | | | | | |
| 671 | HSITE HOMESITE | 1.0000 | 18000 | 18000 | 18000 | 18000 | | | | | |
| 980 | ROAD ROAD | 1.3124 | | | | | | | | | |

81.13 436430 (100%) 173810 CAUV # 4458
152750 (35%) 60830