

PLEASANT TWP
NORTHERN SD

00340

Hardin County, Ohio
Michael T. Bacon, Auditor

34-080006.0000
I03

AGR
2025

sale

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

2022 COOK JOSEPH P & RUTH	2008-07-11				
2023 COOK JOSEPH P & RUTH	2008-07-11				
2024 COOK JOSEPH P & RUTH	2008-07-11				
2025 COOK JOSEPH P & RUTH AN	2008-07-11	PT NE 1/4 8	41.00A		
7280 US 68	2SD				
KENTON OH 43326	\$0				

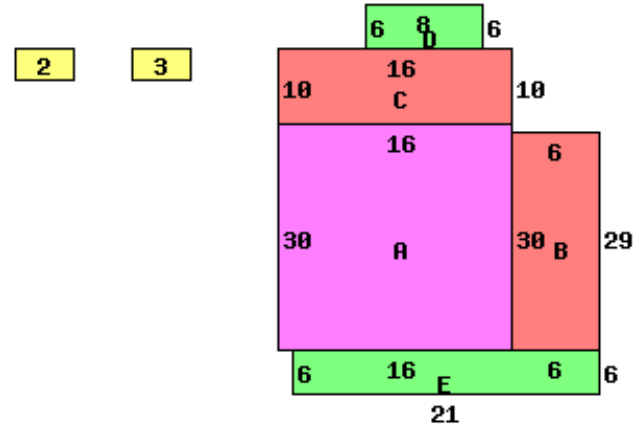
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	41.0000	41.0000	41.0000	41.0000	
Land100%	229060	254540	254540	254540	254530
Bldg100%	51290	67260	67260	67260	67250
Totl100%	280340t	321800t	321800t	321800t	321780t
Cauv100%	66690	126740	126740	126740	126740
Tax Value:					
Land 35%	23340	44360	44360	44360	89090
Bldg 35%	17950	23540	23540	23540	23540
Totl 35%	41290t	67900t	67900t	67900t	112620t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1842.30	2412.88	2568.82	2575.58	
Cauv Sav	2535.70	1589.50	1692.22	1696.68	
Sp-Asmnt	52.72	85.66	81.66	116.28	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE				
1T	F/C	M		480		a	*MAIN		
1	F/C	A		174		b	ADDTN		
1	F/C	A		160		c	ADDTN		
	EPF	P		48	1920	d	PORCH		
	EPF	P		126	3780	e	PORCH		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
259	2	2008-07-11	COOK JOSEPH P & RUTH ANN	2SD *	0	90740	45940
304	1	2001-07-11	COOK JOSEPH P	1CT *	0	66510	37490
303	2	2001-07-11	COOK JOSEPH P	2AF *	0	66510	37490
52	2	1996-02-02	COOK JOSEPH P	2CT *	0	42000	35400

Year	Land	Bldg	Total	Net Tax
2021	23340	17950	41290	1852.06
2020	23340	17950	41290	1859.54

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
337	KRITZLER #1103 - BLANCHARD			XA/2025



7280 US 68 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	Sq-Ft	Value
Story Height 1T				
Floor Level	Main	FRAME	814	96440
	Part Upper	FRAME	480	30850
	Subtotal			127290
Metal	Roof	GABLE		
Plaster/Drywall	P P	Extra Features		5700
Panelled Wall	X	Total Value		132990
Floor/Pine	X X			
Floor/Carpet	X	PUB ELECTRIC		
Floor/Tile-Lino	L	PRIV WATER		
Number of Rooms	4 2	PRIV SEWER		
Bedrooms	2	PUB PAVED ST/RD		
Central Heat	A	Neighborhood:		
FORCED AIR		Code:		3300
Plumbing		Dwl/Gar/NC%		1.3400
Standard	1			

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1T F/C	FtxFt	Area	Grade	Cond	Value	Dpr	Dpr
2 Pole Build	P 0	30X63	1890	C-	OLD/FR	119690	.65	56130
3 Pole Build		30X40	1200	C	1975FR	22680	.70	6800
				C	1986FR	14400	.70	4320
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv		
C 1	BOA BLOUNT SILT LOAM 0-	6.5510	6030	39500	2660	17430		
C 2	BOB BLOUNT SILT LOAM, 2	13.9434	5770	80450	2360	32910		
C 17	HKA HASKINS SILT LOAM 0	1.0391	5900	6130	2950	3070		
C 39	PM PEWAMO SILTY CLAY L	13.8551	6490	89920	3560	49320		
W 1	BOA BLOUNT SILT LOAM 0-	.7268	3610	2620	770	560		
W 2	BOB BLOUNT SILT LOAM, 2	.2453	3130	770	470	120		
W 39	PM PEWAMO SILTY CLAY L	3.1922	5370	17140	1670	5330		
671	HSITE HOMESITE	1.0000	18000	18000	18000	18000		
980	ROAD ROAD	.4471						
			41	254530	(100%)	126740		CAUV # 893
				89090	(35%)	44360		