PLEASANT TWP
NORTHERN SD 00340

Hardin County, Ohio
Michael T. Bacon, Auditor

34-080018.0000 RES
I06 2026

sale

2023 BAHR EDWIN R & BEVERL
2024 BAHR EDWIN R & BEVERL
2025 BAHR EDWIN R & BEVERL
2026 BAHR EDWIN R & BEVERLY PT SE 1/4 8 3.00A
7870 US 68
$0
KENTON OH 43326

2027 BAHR EDWIN R & BEVERLY 2025-05-02
7870 US 68 1SD
KENTON OH 43326

Eff Rate:- 39.04 41.32 41.38 41.39 a/r

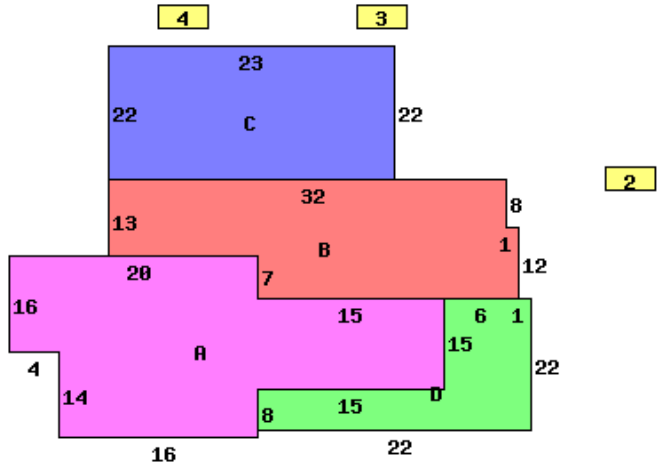
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	3.0000	3.0000	3.0000	3.0000	3.0000			
Land100%	28000	28000	28000	28000		28000	30710	30700
Bldg100%	133540	133540	133540	133540		133540	166970	166980
Totl100%	161540t	161540t	161540t	161540t		161540t	197690t	197680t
Cauv100%								
Tax Value:								
Land 35%	9800	9800	9800	9800		9800	10750	10750
Bldg 35%	46740	46740	46740	46740		46740	58440	58440
Totl 35%	56540t	56540t	56540t	56540t		56540t	69190t	69190t
Hmstd35%	49840	49840	49840	49840		49840	62490	
Owner Oc	43.70	43.54	43.02	43.02	43.02	hmstd 6300 l	43540 b	
Hmstd RB	317.80	362.14	376.20	376.20	376.20			
Net Tax	1647.68	1733.34	1725.46	1725.46	1725.46			
Sp-Asmnt	31.95	27.95	30.95	30.95				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 BA	F	M		769		a	*MAIN
1	F/C	A		568		b	ADDTN
A	F	G		506	12140	c	GRAGE
	OFP	P		259	7770	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
195	1	2025-05-02	BAHR EDWIN R & BEVERLY	K 1SD *	0	28000	133540

Year	Land	Bldg	Total	Net Tax
2022	6510	39550	46060	1629.60
2021	6510	39550	46060	1638.14

project			ben acres	/ %	factor
131	BLANCHARD RIVER MAINT	XA/2025			
235	KELLOGG #983 - BLANCHARD	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			
252	OATES #1011 BLANCHARD RIVER	XA/2025			
921	BLANCHARD RIVER MAINT	XA/2023			
286	DEARDORFF #1024 - BLANCHARD	XA/2025			



7870 US 68 43326

Occupancy 1 Single Family *DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1337	107160
	Full Upper	FRAME	769	56270
	Qtr Story	FRAME	1275	4790
	Basement		384	7420
	Subtotal			175640
Shingle	Roof	GABLE		

B 1 2 U A

Panelled Wall	X X	506 sq ft	Attic Finish	8660
Unfinished Wall	X X		Plumbing	2100
Floor/Pine	X X		Garages and Carports	12140
Floor/Carpet	X		Extra Features	7770
Floor/Concrete	X		Total Value	206310
Floor/Tile-Lino	L			
Number of Rooms	2 4 3 1		PUB ELECTRIC	
Bedrooms	3		PRIV WATER	
			PRIV SEWER	
Central Heat	A		PUB PAVED ST/RD	
HOT WATER			Topo: ROLLING	
Plumbing				
Standard	1		Neighborhood:	
Extra 3 Fixture	1		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	2 BAF		2612		C	1910AV	206310	.55		157830	
2	Pole Build		24X40	960		C	2010AV	13920	.40		8350	CONCRET FL
3	STORAGE	*SV 0	24X34	816			OLD/AV	600			600	
4	Shed	*SV 0	10X20	200			OLD/FR	200			200	

	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: 2015-12-01 Lister:

34-080018.0000-v082020R