PLEASANT TWP
NORTHERN SD 00340

Hardin County, Ohio
Michael T. Bacon, Auditor

34-090012.0000 AGR
H63 2026

sale

2023	KING GREGORY T & CONN	1989-09-20
2024	KING GREGORY T & CONN	1989-09-20
2025	KING GREGORY T & CONN	1989-09-20
2026	KING GREGORY T & CONNIE	1989-09-20 PT W 1/2 SW 1/4 9 50.00A
	14011 CR 90	1WD
		$100,000
	KENTON OH 43326	

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

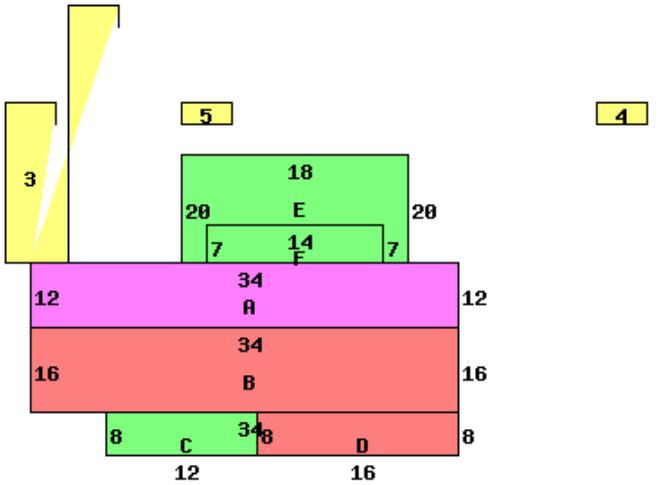
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	50.0000	50.0000	50.0000	50.0000	50.0000			
Land100%	303570	303570	303570	303570		303570	440230	440230
Bldg100%	87660	87660	87660	87660		87660	403770	403770
Totl100%	391230t	391230t	391230t	391230t		391230t	844000t	844000t
Cauv100%	142660	142660	142660	142660		303570	440230	140290
Tax Value:								
Land 35%	49930	49930	49930	49930		49930	49100	154080
Bldg 35%	30680	30680	30680	30680		30680	141320	141320
Totl 35%	80610t	80610t	80610t	80610t		80610t	190420t	295400t
Hmstd35%	36980	36980	36980	36980		36980	111540	
Owner Oc	32.42	32.30	31.92	31.92	31.92	hmstd 6300 l	30680 b	
Hmstd RB	317.80	362.14	376.20	376.20	376.20			
Net Tax	2514.30	2655.22	2649.58	2649.58	2649.58			
Cauv Sav	3135.38	2001.36	2130.72	2136.32				
Sp-Asmnt	138.29	134.29	138.33	138.33				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		408		a	*MAIN
1HB	F	A		544		b	ADDTN
	OFP	P		96	2880	c	PORCH
1	F/C	A		128		d	ADDTN
	PAT	P		262	790	e	PORCH
	EFP	P		98	3920	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
791	1	1989-09-20		1WD	100000	0	84110

Year	Land	Bldg	Total	Net Tax
2022	25620	26370	51990	2287.38
2021	25620	26370	51990	2299.44

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			
252	OATES #1011 BLANCHARD RIVER	XA/2025			



14011 CR 90 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1080	103900
	Part Upper	FRAME	544	28410
	Basement		272	5340
	Subtotal			137650
Metal	Roof	GABLE		

B 1 2 U A			
Plaster/Drywall	X X	Air Conditioning	2930
Floor/Pine	X X	Extra Features	7590
Number of Rooms	1 3 2	Total Value	148170
Bedrooms	2		
		PUB ELECTRIC	
Central Heat	A	PRIV WATER	
FORCED AIR		PRIV SEWER	
Central A/C	A	PUB PAVED ST/RD	
Plumbing			
Standard	1	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	1 F/C		1624		C-	1920AV	133350	.55		102010
3	Garage		30X30	900		C	1940PR	21600	.75		9180
4	Poultry Ho	*NV 0	20X40	800			OLD/PR	0			0
8	POND	*1.36A		0			OLD/	0			0

Tab	#	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA	BLOUNT SILT LOAM 0-	15.7532	8740	137680	2550	40170
C	2	BOB	BLOUNT SILT LOAM, 2	6.9063	8370	57810	2230	15400
C	39	PM	PEWAMO SILTY CLAY L	5.7927	9410	54510	3450	19990
C	44	SA	SARANAC SLTY CLAY L	14.0910	9270	130620	2660	37480
C	51	WSTL	WASTE LAND	1.5000	170	260	50	80
W	1	BOA	BLOUNT SILT LOAM 0-	1.1644	5230	6090	230	270
W	39	PM	PEWAMO SILTY CLAY L	3.4862	7790	27160	230	800
	671	HSITE	HOMESITE	1.0000	26100	26100	26100	26100
	980	ROAD	ROAD	.3062				

50		440230	(100%)	140290	CAUV # 2427
		154080	(35%)	49100	

Call Back: Sign: PSN Date: 2015-11-12 Lister: 34-090012.0000-v082020R