PLEASANT TWP
NORTHERN SD 00340

Hardin County, Ohio
Michael T. Bacon, Auditor

34-110002.0000 AGR
F01 2025

sale

2022	PATTON SUZANNE M ETAL	2005-07-25
2023	PATTON SUZANNE M ETAL	2005-07-25
2024	PATTON SUZANNE M ETAL	2005-07-25
2025	PATTON SUZANNE M ETAL	2005-07-25 SW 1/4 SW 1/4 11 22.915A
	7265 CR 175	15
		$0
	FOREST OH 45843	

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

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	44.0000	22.9150	22.9150	22.9150	
Land100%	240710	139430	139430	139430	139440
Bldg100%	72830	98000	98000	98000	97990
Totl100%	313540t	237430t	237430t	237430t	237430t
Cauv100%	44770	78090	78090	78090	78090
Tax Value:					
Land 35%	15670	27330	27330	27330	48800
Bldg 35%	25490	34300	34300	34300	34300
Totl 35%	41160t	61630t	61630t	61630t	83100t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1836.52	2190.06	2331.60	2337.74	
Cauv Sav	3059.96	762.96	812.26	814.40	
Sp-Asmnt	34.81	48.73	40.73	58.87	

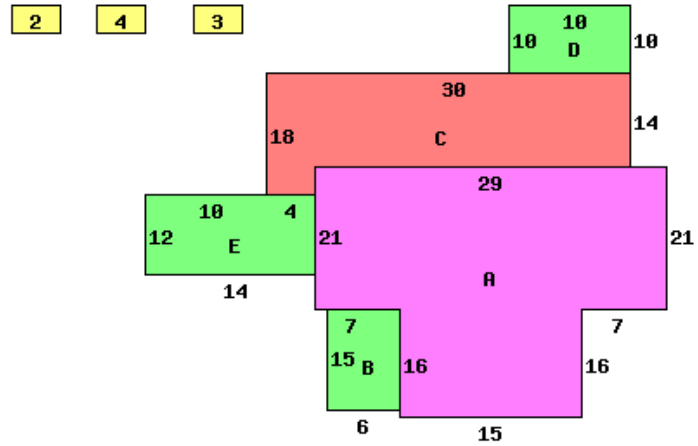
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		849		a	*MAIN
	OP	P		90	2700	b	PORCH
1	F/C	A		436		c	ADDTN
	DK	P		100	1500	d	PORCH
	DK	P		168	2520	e	PORCH

#: 3 L/W
341100030000 12.00a

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
267	15	2005-07-25	PATTON SUZANNE M ETAL	15 *	0	80200	29490
160	16	2005-05-06	PATTON SUZANNE M ETAL	16 *	0	80200	29490

Year	Land	Bldg	Total	Net Tax
2021	27700	25490	53190	2385.82
2020	27700	25490	53190	2395.46

p r o j e c t		ben acres	/ %	factor
131 BLANCHARD RIVER MAINT	XA/2025			
235 KELLOGG #983 - BLANCHARD	XA/2025			
921 BLANCHARD RIVER MAINT	XA/2023			
500 HARDIN COUNTY LANDFILL	XA/2025			
253 BAUGHMAN #1012 BLANCHARD RIV	XA/2025			
306 BLOOM #1043 - BLANCHARD	XA/2025			



7265 CR 175 45843

Occupancy 1 Single Family

Story Height 1H

Floor Level			Sq-Ft	Value
	Main	FRAME	1285	106230
	Part Upper	FRAME	849	37190
	Basement		212	4340
	Subtotal			147760
Metal	Roof	GABLE		

*DWELLING COMPUTATIONS

	B 1 2 U A
Plaster/Drywall	X X
Unfinished Wall	X
Floor/Pine	X X
Number of Rooms	1 6 2
Bedrooms	1 2
Fireplace	
Openings	1
Stacks	1
Central Heat	A
FORCED AIR	
Plumbing	
Standard	1

Fireplaces	2000
Extra Features	6720
Total Value	156480
PUB ELECTRIC	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Neighborhood:	
Code:	3300
Dwl/Gar/NC%	1.3400

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1HB F		2134		C	1893AV	156480	.55		94360
2	WIRE CRIB	*NV	16X10	160			OLD/FR	0			0
3	Shed	*SV	8X10	80			OLD/FR	200			200
4	Shed		30X34	1020		D	OLD/AV	9790	.65		3430

Tab #		S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-	9.6861	6030	58410	2660	25770
C 39	PM	PEWAMO SILTY CLAY L	9.5699	6490	62110	3560	34070
W 1	BOA	BLOUNT SILT LOAM 0-	.0991	3610	360	770	80
W 39	PM	PEWAMO SILTY CLAY L	.1034	5370	560	1670	170
671	HSITE	HOMESITE	1.0000	18000	18000	18000	18000
980	ROAD	ROAD	2.4565				
			22.915		139440	(100%)	78090
					48800	(35%)	27330

CAUV # 1435

Call Back: Sign: PSN Date: 2015-11-23 Lister: 34-110002.0000-v082020R