

PLEASANT TWP  
NORTHERN SD

00340

Hardin County, Ohio  
Michael T. Bacon, Auditor

34-110002.0000  
F01

AGR  
2025

sale

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

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			
	FOREST OH 45843	\$0			

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	44.0000	22.9150	22.9150	22.9150	139440
Land100%	240710	139430	139430	139430	97990
Bldg100%	72830	98000	98000	98000	237430t
Totl100%	313540t	237430t	237430t	237430t	78090
Cauv100%	44770	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	

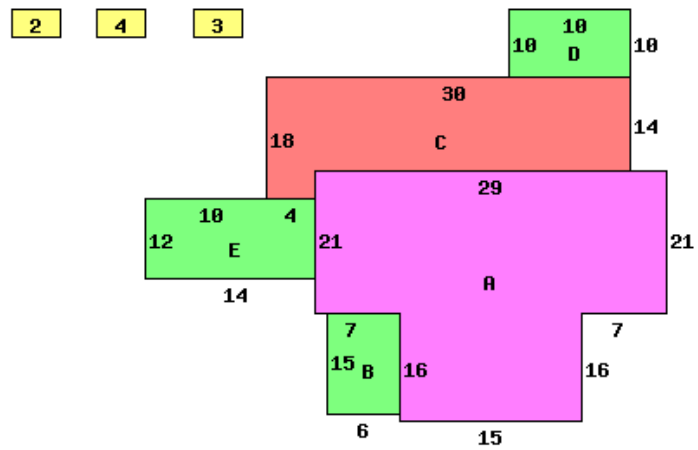
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1HB	F	M		849		b	PORCH
	OP	P		90	2700	c	ADDTN
	F/C	A		436		d	PORCH
	DK	P		100	1500	e	PORCH
	DK	P		168	2520		

#: 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

Project	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	*DWELLING COMPUTATIONS
Story Height	1H	Sq-Ft Value
Floor Level	Main	FRAME 1285 106230
	Part Upper	FRAME 849 37190
	Basement	212 4340
	Subtotal	147760
Metal	Roof	GABLE
Plaster/Drywall	X X	Fireplaces 2000
Unfinished Wall	X	Extra Features 6720
Floor/Pine	X X	Total Value 156480
Number of Rooms	1 6 2	
Bedrooms	1 2	PUB ELECTRIC
Fireplace		PRIV WATER
Openings	1	PRIV SEWER
Stacks	1	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	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 SILTY 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					CAUV # 1435
				48800	( 35%)	27330					