PLEASANT TWP
NORTHERN SD 00340

Hardin County, Ohio
Michael T. Bacon, Auditor

34-110006.0000 AGR
F03 2025

sale

2022 BOWERS JEFFREY A	2010-11-23	
2023 BOWERS JEFFREY A	2010-11-23	
2024 BOWERS JEFFREY A	2010-11-23	
2025 BOWERS JEFFREY A	2010-11-23 N PT NE4 E PT NW4 S11	
CR 175	2DT	38.20A
	$0	

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

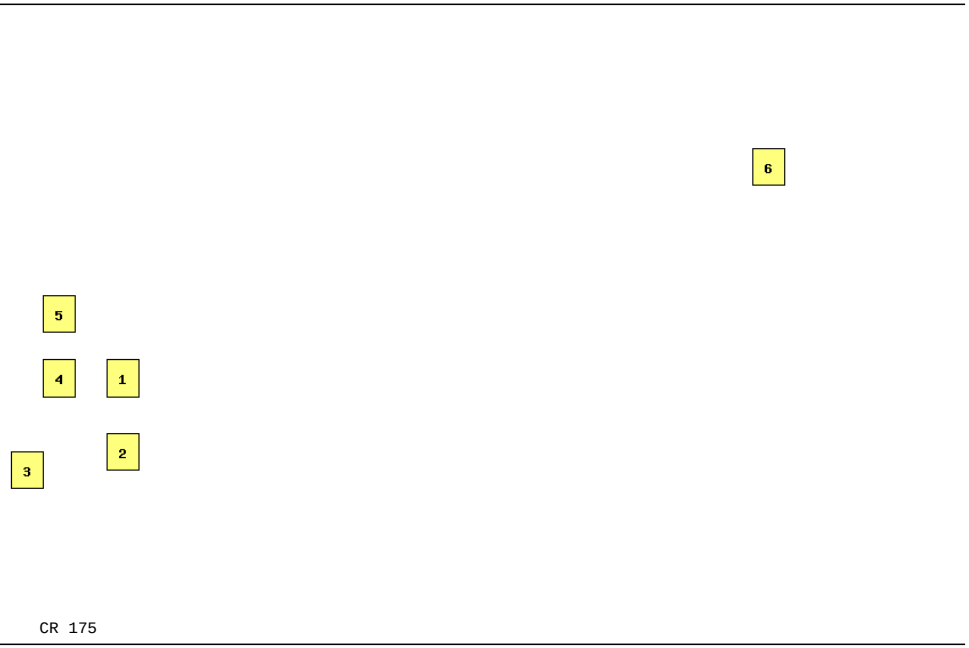
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	199	199	199	199	199
Acres	38.2000	38.2000	38.2000	38.2000	
Land100%	207940	227200	227200	227200	227190
Bldg100%	16710	24570	24570	24570	24580
Totl100%	224660t	251770t	251770t	251770t	251770t
Cauv100%	63340	116030	116030	116030	116040
Tax Value:					
Land 35%	22170	40610	40610	40610	79520
Bldg 35%	5850	8600	8600	8600	8600
Totl 35%	28020t	49210t	49210t	49210t	88120t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1250.22	1748.70	1861.72	1866.62	
Cauv Sav	2258.16	1382.68	1472.06	1475.94	
Sp-Asmnt	21.87	29.87	21.87	32.47	

341100070000 4.00a

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
451	2	2010-11-23	BOWERS JEFFREY A	2DT	*	0	86630	0
424	1	1996-09-18	BOWERS LEO W TRUST (TRUS	1WD	*	0	44710	66510
200	1	1990-03-15		1UN	*	0	0	127000

Year	Land	Bldg	Total	Net Tax
2021	22170	5850	28020	1256.82
2020	22170	5850	28020	1261.92

p r o j e c t		ben acres	/ %	factor
131 BLANCHARD RIVER MAINT	XA/2025			
133 BREIDENBACH - BLANCHARD	XA/2025			
235 KELLOGG #983 - BLANCHARD	XA/2025			
921 BLANCHARD RIVER MAINT	XA/2023			
306 BLOOM #1043 - BLANCHARD	XA/2025			



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	Pole Build		24X48	1152		C	1985AV	13820	.65		4840
2	Pole Build		20X32	640		C	1986AV	7680	.65		2690
3	Pole Build		48X75	3600		C	1990AV	43200	.65		15120
4	Quonset		16X20	320		D	1980AV	3070	.65		1070
5	Grain Bin	*PP	24X30	720		C	2000AV	0			0
6	Shed		10X30	300		D	1940F	2880	.70		860

Tab #		S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-	13.2523	6030	79910	2660	35250
C 39	PM	PEWAMO SILTY CLAY L	22.6932	6490	147280	3560	80790
980	ROAD	ROAD	2.2545				

38.2		227190	(100%)	116040	CAUV # 3662
		79520	(35%)	40610	

Call Back: Sign: PSN Date: 2015-11-23 Lister: 34-110006.0000-v082020R