

PLEASANT TWP  
NORTHERN SD

00340

Hardin County, Ohio  
Michael T. Bacon, Auditor

34-160007.0000  
H39

AGR  
2025

sale

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

2022 OATES MICHAEL DEAN ET	2020-02-13	
2023 OATES MICHAEL DEAN ET	2020-02-13	
2024 OATES MICHAEL DEAN ET	2020-02-13	
2025 OATES MICHAEL DEAN ETAL	2020-02-13 PT NE 1/4 16 129.10A	
8282 & 8501 TR 165	2WD	
KENTON OH 43326	\$0	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	129.1000	129.1000	129.1000	129.1000	
Land100%	703370	777000	777000	777000	777010
Bldg100%	84710	117430	117430	117430	117420
Totl100%	788090t	894430t	894430t	894430t	894430t
Cauv100%	204200	376370	376370	376370	376370
Tax Value:					
Land 35%	71470	131730	131730	131730	271950
Bldg 35%	29650	41100	41100	41100	41100
Totl 35%	101120t	172830t	172830t	172830t	313050t
Hmstd35%	27370	39120	39120	39120	
Owner Oc	29.80	34.30	34.18	33.78	
Hmstd RB	380.84	317.80	362.14		hmstd 6300 l 32820 b
Net Tax	4101.22	5789.52	6142.22	6521.98	
Cauv Sav	7795.38	4982.78	5304.84	5318.80	
Sp-Asmnt	59.92	79.40	71.40	81.82	

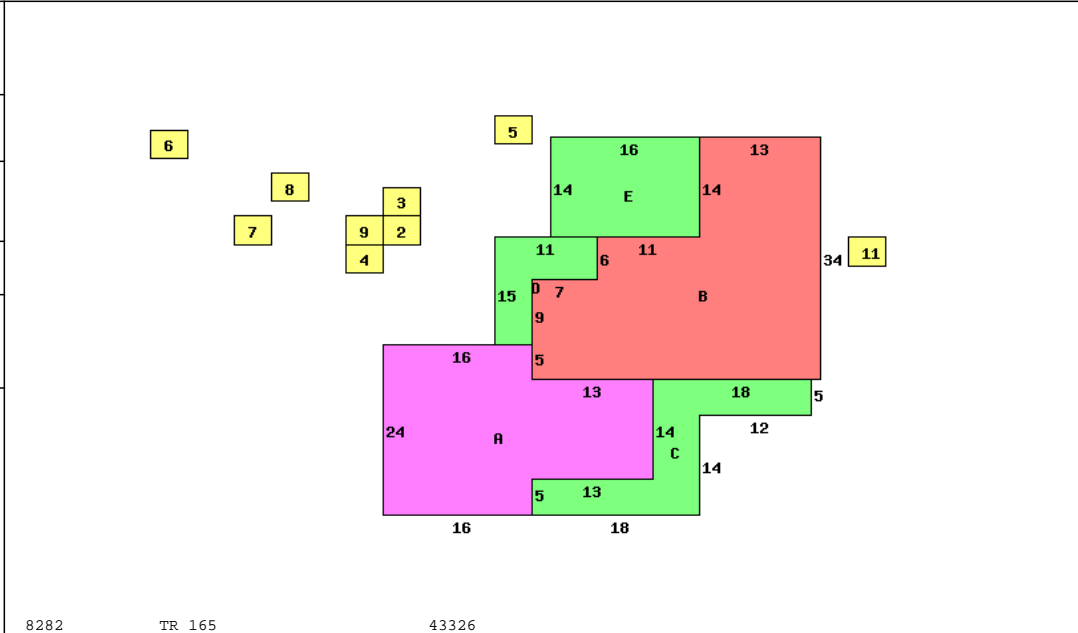
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1HB	F	M		566		b	ADDTN
1	F/C	A		760		c	PORCH
	OFF	P		220	6600	d	PORCH
	OFF	P		102	3060	e	PORCH
	FAT	P		224	670		

#: 8 L/W  
2-13-2020 MICHAEL DEAN OATES & MIAH WURTSBAUGH 1/2 INT LE GLORIA OATES & TAMARA LYNN LONDON LE ON HER INT  
341600080000 69.10a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
60	2	2020-02-13	OATES MICHAEL DEAN ETAL	2WD *	0	702170	69000
444	3	2003-09-26	OATES GLORIA A	3OC *	0	231600	92910
282	3	2003-06-13	OATES WALTER H ETAL TRUS	3OC *	0	231600	92910
436	1	1993-05-20	WALTER H & GLORIA A OATE	1WD *	0	0	196910

Year	Land	Bldg	Total	Net Tax
2021	71470	29650	101120	4122.80
2020	71470	29650	101120	4129.58

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
306 BLOOM #1043 - BLANCHARD				XA/2025



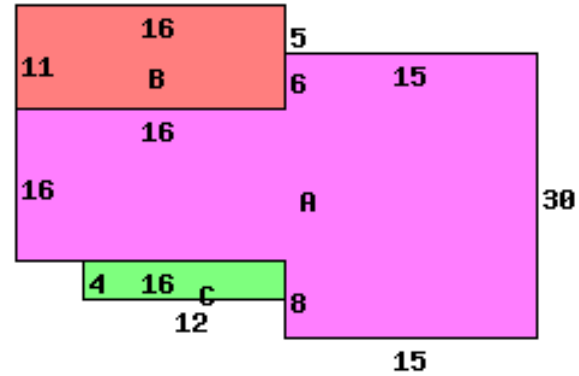
8282 TR 165 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1H	Sq-Ft Value
Floor Level	
Main	FRAME 1326 106280
Part Upper	FRAME 566 28690
Basement	283 5560
Subtotal	140530
Roof	GABLE
B 1 2 U A	
Plaster/Drywall	P Air Conditioning 3270
Panelled Wall	X Plumbing 1400
Unfinished Wall	X Extra Features 10330
Floor/Hardwood	X Total Value 155530
Floor/Carpet	X
Floor/Concrete	X PUB ELECTRIC
Floor/Tile-Lino	L PRIV WATER
Number of Rooms	1 4 3 PRIV SEWER
Bedrooms	1 3 PUB PAVED ST/RD
Central Heat	A Neighborhood:
FORCED AIR	Code: 3300
Central A/C	A Dwl/Gar/NC% 1.3400
Plumbing	
Standard	1
Extra 2 Fixture	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	1892			C	OLD/AV		155530	.55		93780
2 Flat Barn		23X54	1242		D	OLD/FR		11920	.80	.50	1190
3 Lean-To		38X54	2052		C	OLD/FR		16420	.70	.50	2460
4 Crib/Grana	*SV	24X40	0			OLD/PR		500			500
5 Summer Kit	*SV	12X16	192			OLD/FR		400			400
6 Finishing	P	26X96	2496		D	1974PR		29950	.75	.75	1870
7 Grain Bin	*PP	0 27X21	567		C	1974AV		0			0
8 Grain Bin	*PP	0 20X21	420		C	1976AV		0			0
9 Shed		16X28	448		D	1974FR		4300	.70		1290
11 Shed	*PP	0 8X10	120			OLD/FR		0			0
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv					
C 1	BOA BLOUNT SILT LOAM 0-	15.6815	6030	94560	2660	41710					
C 2	BOB BLOUNT SILT LOAM, 2	8.7824	5770	50670	2360	20730					
C 19	KAB KENDALLVILLE SILT L	13.2706	5800	76970	2090	27740					
C 20	KBA KIBBIE LOAM, 0-3% S	7.4642	6570	49040	3460	25830					
C 26	MF MILFORD SILTY CLAY	19.1139	6900	131890	3800	72630					
C 36	OCB OCKLEY LOAM, 2-6% S	17.5202	5700	99870	2350	41170					
C 39	PM PEWAMO SILTY CLAY L	29.8542	6490	193750	3560	106280					
C 51	WSTL WASTE LAND	2.1000	120	250	50	110					
W 2	BOB BLOUNT SILT LOAM, 2	.6060	3130	1900	470	290					
W 39	PM PEWAMO SILTY CLAY L	1.6621	5370	8930	1670	2780					
671	HSITE HOMESITE	1.0000	18000	18000	18000	18000					
970	DROW DITCH RIGHT OF WAY	1.5100									
980	ROAD ROAD	4.7249									
C 19	KAB KENDALLVILLE SILT L	.0099	5800	60	230	1100					
C 26	MF MILFORD SILTY CLAY	4.8001	6900	33120	230	1100					
671	HSITE HOMESITE	1.0000	18000	18000	18000	18000					
		129.1		777010	(100%)	376370					CAUV # 699
				271950	( 35%)	131730					

CAMA / Cont: 1

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		706		a	*MAIN
1	F/C	A		176		b	ADDTN
	OFF	P		48	1440	c	PORCH



8051 TR 165 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1T	Sq-Ft	Value
Floor Level	Main	FRAME	882 100530
	Part Upper	FRAME	706 32740
	Basement		706 13340
	Subtotal		146610
Metal	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	X X	Air Conditioning	2870
Unfinished Wall	X	Extra Features	1440
Floor/Pine	X X	Total Value	150920
Floor/Carpet	X		
Floor/Concrete	X		
Number of Rooms	1 3 3		
Bedrooms	3		
Central Heat	A		
FORCED AIR			
Central A/C	A		
Plumbing			
Standard	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
10 DWELLING	1HB F	FtxFt	1588	Rate	C-	OLD/FR	135830	.65	.75	15930