

PLEASANT TWP
NORTHERN SD

00340

Hardin County, Ohio
Michael T. Bacon, Auditor

34-160007.0000
H39

AGR
2025

sale

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	

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	129.1000	129.1000	129.1000	129.1000		777010
Land100%	703370	777000	777000	777000		117420
Bldg100%	84710	117430	117430	117430		894430t
Totl100%	788090t	894430t	894430t	894430t		376370
Cauv100%	204200	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	6300 l 32820 b
Hmstd RB	380.84	317.80	362.14			
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		

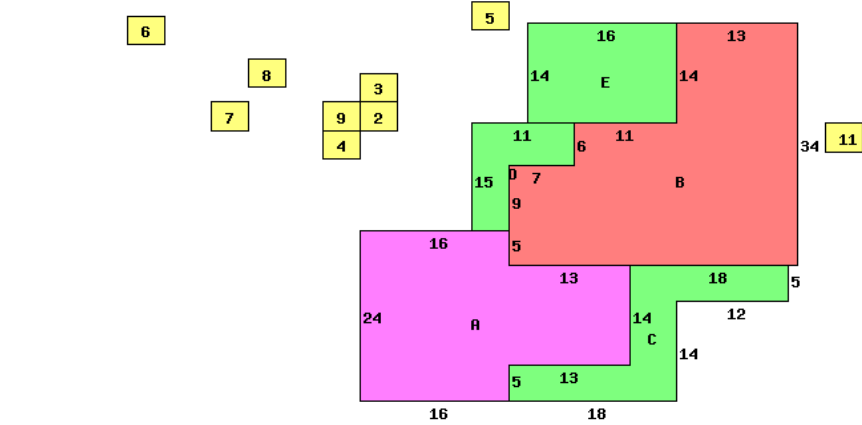
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1HB	F	M		566		b	ADDTN
1	F/C	A		760		c	PORCH
	OPF	P		220	6600	d	PORCH
	OPF	P		102	3060	e	PORCH
	PAT	P		224	670		

#: 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:bldg
60	2	2020-02-13	OATES MICHAEL DEAN ETAL	2WD *	0	702170	69000
444	3	2003-09-26	OATES GLORIA A	30C *	0	231600	92910
282	3	2003-06-13	OATES WALTER H ETAL TRUS	30C *	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

p r o j e c t		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
Shingle		Roof	GABLE		
Plaster/Drywall	B 1 2 U A	P			
Panelled Wall	X				
Unfinished Wall	X				
Floor/Hardwood	X				
Floor/Carpet	X				
Floor/Concrete	X				
Floor/Tile-Lino	L				
Number of Rooms	1 4 3				
Bedrooms	1 3				
Central Heat	A				
FORCED AIR					
Central A/C	A				
Plumbing					
Standard	1				
Extra 2 Fixture	1				

	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			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	0	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	
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

Call Back: Sign: PSN Date: 2018-07-16 Lister:
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SHB+ 1HB 1	CONS F F/C OFP	TYPE M A P	FACT	SQ-FT 706 176 48	VALUE 1440	a b c	*MAIN ADDTN PORCH



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	Blt/Renov	Replace	Phy	Fnc	True	
10	DWELLING	1HB F	FtxFt	1588	Rate	Grade	Cond	Value	Dpr	Dpr	Value
						C-	OLD/FR	135830	.65	.75	15930

Call Back: - - - - Sign: Date: Lister: 34-160007.0000-v082020R