

PLEASANT TWP
NORTHERN SD

00340

Hardin County, Ohio
Michael T. Bacon, Auditor

34-170013.0000
I08

RES
2025

sale

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

2022 WOLOVICZ ZACH T	2020-01-06		
2023 WOLOVICZ ZACH T	2020-01-06		
2024 WOLOVICZ ZACH T	2020-01-06		
2025 WOLOVICZ ZACH T	2020-01-06 NE PT NE 1/4 17 18.30A		
13948 CR 90	LWD		
KENTON OH 43326	\$249,900		

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	18.3000	18.3000	18.3000	18.3000	
Land100%	35540	63910	63910	63910	63900
Bldg100%	145940	154200	187030	187030	187040
Totl100%	181490t	218110t	250940t	250940t	250940t
Cauv100%					
Tax Value:					
Land 35%	12440	22370	22370	22370	22370
Bldg 35%	51080	53970	65460	65460	65460
Totl 35%	63520t	76340t	87830t	87830t	87830t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	2834.20	2712.78	3322.80	3331.56	
Sp-Asmnt	74.16	78.16	74.16	77.16	

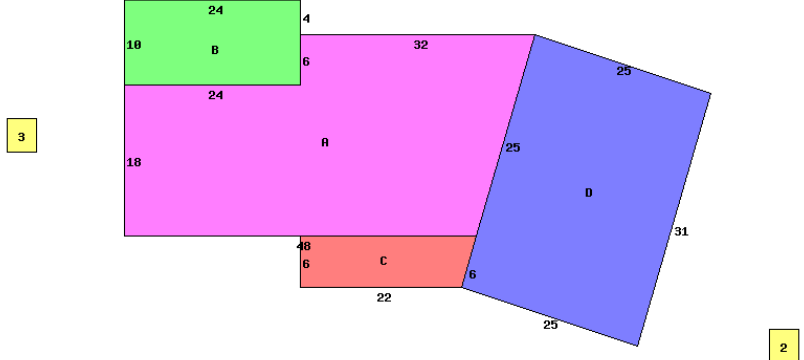
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B+	F	M		1104		a	*MAIN
	PAT	P		240	720	b	PORCH
1	F	A		138		c	ADDTN
+	F	G		790	18960	d	GRAGE

10-03-19 the easement and the woods were switched around so the error was corrected.

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
4	1	2020-01-06	WOLOWICZ ZACH T	LWD	249900	29230	116140
356	3	2019-09-27	BELL WHITNEY A	3QC *	0	29230	116140
318	1	2013-06-26	BELL JASON & WHITNEY	1SD	187000	30740	98090
76	1	2011-03-04	HUDSON PENNY L	1AF *	0	30710	79510

Year	Land	Bldg	Total	Net Tax
2021	12440	51080	63520	2849.18
2020	12440	51080	63520	2860.68

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
252 OATES #1011 BLANCHARD RIVER				XA/2025



13948 CR 90 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1	Sq-Ft Value
Floor Level	
Main	FRAME 1242 106340
Qtr Story	FRAME 1894 6460
Basement	216 4420
Subtotal	117220
Shingle	Roof GABLE
Plaster/Drywall	D 1904 sq ft Attic Finish 25800
Unfinished Wall	X Fireplaces 2000
Floor/Hardwood	X Air Conditioning 5480
Floor/Pine	X Plumbing 3500
Floor/Carpet	X X Garages and Carports 18960
Floor/Concrete	X X Extra Features 720
Floor/Tile-Lino	L Total Value 173680
Number of Rooms	1 4 2
Bedrooms	1 2
Fireplace	PUB ELECTRIC
Openings	PRIV WATER
Stacks	PRIV SEWER
Central Heat	A Neighborhood:
FORCED AIR	Code: 3300
Central A/C	A Dwl/Gar/NC% 1.3400
Plumbing	
Standard	1
Extra 3 Fixture	1
Extra 2 Fixture	1

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Cond	Replace	Phy	Fnc	True
1 DWELLING	1 BAF		3146		C+	1950GD	191050	.40			153600
2 Flat Barn	1 F 0	16X40	640		D	1945AV	6140	.80	.50		610
3 Pole Build		48X60	2880		C	2023AV	34560	.05			32830
homesite	acres/	effective	depth	depth	actual	effective	extended	true			
easement	frontage	frontage	depth	factor	rate	rate	value	value			
other	1.0000	18000			18000	18000	18000	18000			
	2.0000										
	15.3000	3000			3000	3000	45900	45900			