PLEASANT TWP
NORTHERN SD 00340

Hardin County, Ohio
Michael T. Bacon, Auditor

34-170013.0000 RES
I08 2026

sale

2023	WOLOWICZ ZACH T	2020-01-06
2024	WOLOWICZ ZACH T	2020-01-06
2025	WOLOWICZ ZACH T	2020-01-06
2026	WOLOWICZ ZACH T	2020-01-06 NE PT NE 1/4 17 18.30A
	13948 CR 90	1WD
		$249,900
	KENTON OH 43326	

Eff Rate:– 39.04 — 41.32 — 41.38 — 41.39 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	18.3000	18.3000	18.3000	18.3000	18.3000			
Land100%	63910	63910	63910	63910		63910	66600	66600
Bldg100%	154200	187030	187030	187030		187030	228310	228310
Totl100%	218110t	250940t	250940t	250940t		250940t	294910t	294910t
Cauv100%								
Tax Value:								
Land 35%	22370	22370	22370	22370		22370	23310	23310
Bldg 35%	53970	65460	65460	65460		65460	79910	79910
Totl 35%	76340t	87830t	87830t	87830t		87830t	103220t	103220t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	2712.78	3322.80	3331.56	3331.56	3331.56			
Sp-Asmnt	78.16	74.16	77.16	77.16				

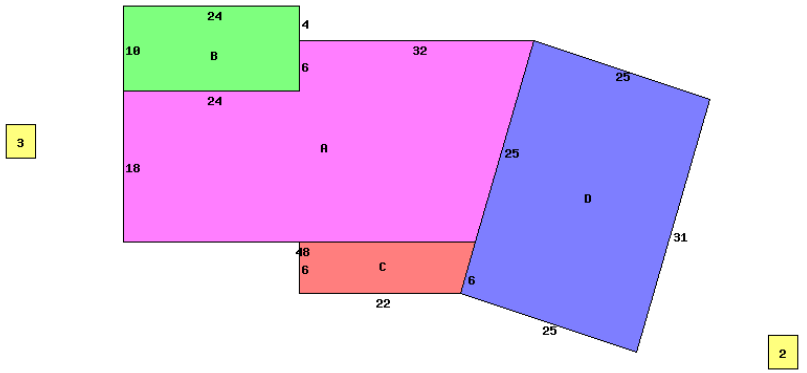
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B+	F	M		1104		a	*MAIN
	PAT	P		240	720	b	PORCH
1	F	A		138		c	ADDTN
+	F	G		790	18960	d	GRAGE

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:bldg
4	1	2020-01-06	WOLOWICZ ZACH T	1WD		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
2022	12440	51080	63520	2834.20
2021	12440	51080	63520	2849.18

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

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1242	106340
	Qtr Story	FRAME	1894	6460
	Basement		216	4420
	Subtotal			117220
Shingle	Roof	GABLE		

	B	1	2	U	A			
Plaster/Drywall		D		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					Extra Features		720
Floor/Tile-Lino		L				Total Value		173680
Number of Rooms		1	4	2				
Bedrooms		1		2		PUB ELECTRIC		
						PRIV WATER		
Fireplace						PRIV SEWER		
Openings	1					PUB PAVED ST/RD		
Stacks	1							
Central Heat		A				Neighborhood:		
FORCED AIR						Code:		3300
Central A/C		A				Dwl/Gar/NC%		1.7000
Plumbing								
Standard	1							
Extra 3 Fixture	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	1 BAF		3146		C+	1950GD	191050	.40		194870
2	Flat Barn	1 F 0	16X40	640		D	1945AV	6140	.80	.50	610
3	Pole Build		48X60	2880		C	2023AV	34560	.05		32830

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
easement	2.0000							
other	15.3000				3000	3000	45900	45900

Call Back: Sign: PSN Date: 2015-12-01 Lister: