PLEASANT TWP
NORTHERN SD 00340

Hardin County, Ohio
Michael T. Bacon, Auditor

34-180015.0000 RES
I32 2026

sale

2023 BAUGHMAN GILBERT L &
2024 BAUGHMAN GILBERT L &
2025 BAUGHMAN GILBERT L &
2026 BAUGHMAN GILBERT L & GE PT NE 1/4 18 2.50A
12920 CR 90
$0
KENTON OH 43326

2027 BAUGHMAN GILBERT L 2025-11-12
12920 CR 90 1QC
KENTON OH 43326

Eff Rate:- 39.04 41.32 41.38 41.39 a/r

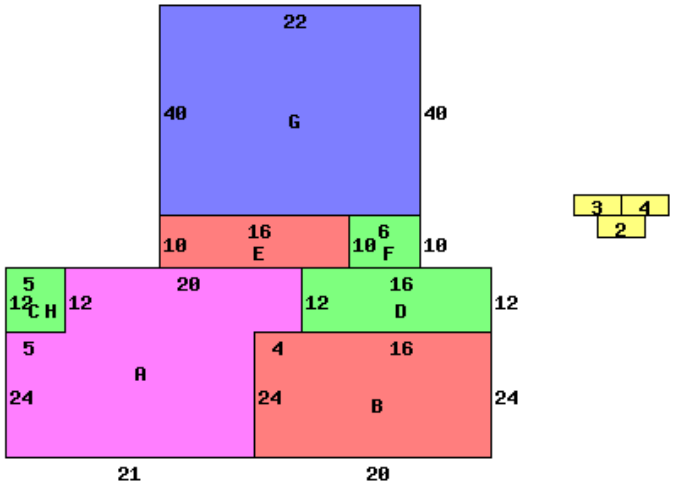
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	2.5000	2.5000	2.5000	2.5000	2.5000			
Land100%	25510	25510	25510	25510		25510	28200	28200
Bldg100%	106060	106060	106060	106060		106060	133800	133790
Totl100%	131570t	131570t	131570t	131570t		131570t	162000t	161990t
Cauv100%								
Tax Value:								
Land 35%	8930	8930	8930	8930		8930	9870	9870
Bldg 35%	37120	37120	37120	37120		37120	46830	46830
Totl 35%	46050t	46050t	46050t	46050t		46050t	56700t	56700t
Hmstd35%	42450	42450	42450	42450		42450	53110	
Owner Oc	37.22	37.08	36.64	36.64	36.64	hmstd 6300 l	36150 b	
Hmstd RB	317.80	362.14	376.20	376.20	376.20			
Net Tax	1281.40	1342.96	1333.92	1333.92	1333.92			
Sp-Asmnt	30.20	26.20	30.50	30.50				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		744		a	*MAIN
1	F/C	A		480		b	ADDTN
	OFP2	P		60	1800	c	PORCH
	EFP	P		192	7680	d	PORCH
1	F/C	A		160		e	ADDTN
	EFP	P		60	2400	f	PORCH
	F	G		880	21120	g	GRAGE
	OFP	P		60	1800	h	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
502	1	2025-11-12	BAUGHMAN GILBERT L	1QC *	0	25510	106060

Year	Land	Bldg	Total	Net Tax
2022	5990	28710	34700	1132.02
2021	5990	28710	34700	1137.90

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			
286	DEARDORFF #1024 - BLANCHARD	XA/2025			



12920 CR 90 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1384	110080
	Part Upper	FRAME	744	34500
	Basement		372	7180
	Subtotal			151760
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X X	Air Conditioning	3740
Panelled Wall	X	Garages and Carports	21120
Unfinished Wall	X	Extra Features	13680
Floor/Carpet	X X	Total Value	190300
Floor/Tile-Lino	L		
Number of Rooms	1 4 2	PUB ELECTRIC	
Bedrooms	2	PRIV WATER	
		PRIV SEWER	
Central Heat	A	PUB PAVED ST/RD	
FORCED AIR			
Central A/C	A	Neighborhood:	
Plumbing		Code:	3300
Standard	1	Dwl/Gar/NC%	1.7000

	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		2128		C-	OLD/AV	171270	.55		131020
2	Flat Barn		34X24	816		D	1910FR	7830	.80	.50	780
3	Lean-To		10X14	140		D	1910FR	900	.70		270
4	Lean-To		14X64	896		D	1910FR	5730	.70		1720

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	1.5000				5000	5000	7500	7500

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