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sale

2021 COUCH KEVIN R & NEPTI
2022 COUCH KEVIN R & NEPTI
2023 COUCH KEVIN R & NEPTI
2024 COUCH KEVIN R & NEPTINA
12600 CR 60
KENTON OH 43326

2016-10-11
2016-10-11
2016-10-11
2016-10-11 PT W2 NE4 S31 1.15A
2SD SEE PCL 01-210034.01 FOR
\$239,000 REST OF SPECIAL ASSESMEN

Orig Tax Year 1996
Parent: 01-210017.0000

Eff Rate:- 47.85 — 47.59 — 37.57 — 37.87 — a/r

Tax Year 2021 2022 2023 2024
Prop Cls 511 511 511 511
Acres 1.1500 1.1500 1.1500 1.1500
Land100% 13060 13060 15740 15740
Bldg100% 247740 247740 287940 287940
Totl100% 260800t 260800t 303690t 303690t
Cauv100%

Tax Value:
Land 35% 4570 4570 5510 5510
Bldg 35% 86710 86710 100780 100780
Totl 35% 91280t 91280t 106290t 106290t
Hmstd35%
Owner Oc
Hmstd RB
Net Tax 3954.30 3933.40 3614.78 3647.76

Sp-Asmnt 30.00 30.00 34.00 30.00

SHB+ 2 B
1 B
1 B
CONS F
F
F
STP
PAT
TYPE M
A
A
G
P
FACT
SQ-FT 912
532
196
729
25
1043
VALUE 17500
100
3130

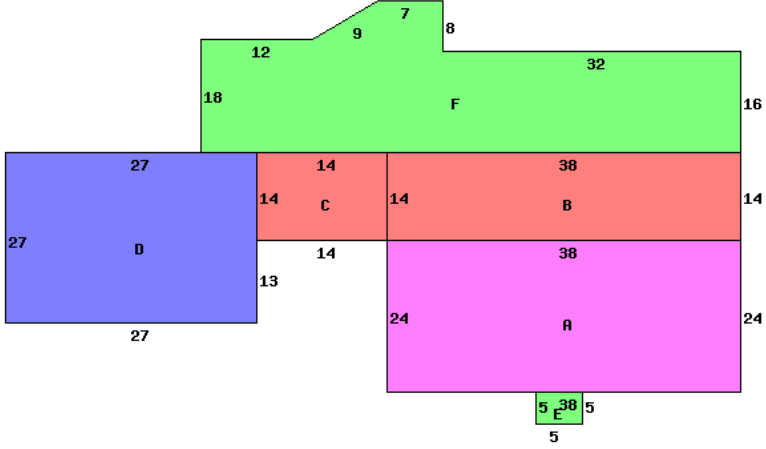
a *MAIN
b ADDTN
c ADDTN
d GRAGE
e PORCH
f PORCH

gas fireplace

Sale# #p sale date To Type/Invalid? Sales\$ co:land co:bldg
459 2 2016-10-11 COUCH KEVIN R & NEPTINA L 2SD 239000 10940 182030
780 2 2005-11-28 SPITLER DENNIS A & KAREN 2WD 231500 10340 171940

Year Land Bldg Total Net Tax
2020 4570 86710 91280 3970.88
2019 4360 74380 78740 3155.80

p r o j e c t ben acres / % factor
131 BLANCHARD RIVER MAINT XA/2024
183 WARMBROD - BLANCHARD XA/2024
247 KURT DITCH BLANCHARD RIVER M XA/2024
286 DEARDORFF #1024 - BLANCHARD XA/2024
500 HARDIN COUNTY LANDFILL XA/2024
921 BLANCHARD RIVER MAINT XA/2023



12600 CR 60 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS
Sq-Ft Value

Story Height 2
Floor Level Main FRAME 1640 125820
Full Upper FRAME 912 59960
Basement 1640 30340
Subtotal 216120

Metal Roof GABLE
B 1 2 U A
D D D 680 sq ft
Floor/Carpet X X
Floor/Concrete X
Floor/Tile-Lino L
Number of Rooms 1 3 3
Bedrooms 1 3
Plaster/Drywall
Basement Finish 7450
Air Conditioning 4490
Plumbing 3500
Garages and Carports 17500
Extra Features 3230
Total Value 252290

Central Heat A PUB ELECTRIC
Heat Pump A PRIV WATER
Central A/C A PRIV SEWER
Plumbing PUB PAVED ST/RD
Standard 1 Neighborhood:
Extra 3 Fixture 1 Code: 100
Extra 2 Fixture 1 Dwl/Gar/NC% 1.2500

Bldg Type SHB+Cons DixHt Area Unit Grade Blt/Renov Replace Phy Fnc True
1 DWELLING 2 B F FtxFt 3232 Rate C+ 1994VG Value Dpr Dpr Value
homesite acres/ effective depth depth actual effective extended true
small acreage 1.0000 frontage factor rate rate value value
5000 5000 750 750