PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-100016.0000 AGR
H12 2026

sale

2023	TOTTEN RYAN	2022-07-06
2024	TOTTEN RYAN	2022-07-06
2025	TOTTEN RYAN	2022-07-06
2026	TOTTEN RYAN	2022-07-06 PT N1/2 SW1/4 S10 11.025A
	15374 CR 84	1CT
		$0
	KENTON OH 43326	

Eff Rate:- 43.46 — 45.84 — 45.76 — 45.76 — a/r

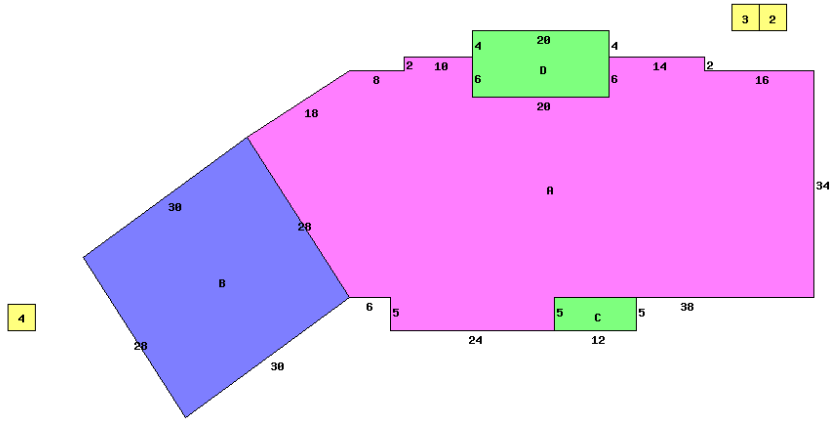
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	101	101	101	101	0	101	101	101
Acres	11.0250	11.0250	11.0250	11.0250	11.0250			
Land100%	53400	53400	53400	53400		53400	56090	56090
Bldg100%	300430	300430	300430	300430		300430	378200	378200
Totl100%	353830t	353830t	353830t	353830t		353830t	434290t	434290t
Cauv100%								
Tax Value:								
Land 35%	18690	18690	18690	18690		18690	19630	19630
Bldg 35%	105150	105150	105150	105150		105150	132370	132370
Totl 35%	123840t	123840t	123840t	123840t		123840t	152000t	152000t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	4958.00	5252.94	5248.06	5248.06	5248.06			
Sp-Asmnt	33.60	29.60	32.60	32.60				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	B/C	M		2655		a	*MAIN
	B	G		846	23690	b	GRAGE
	OFP	P		60	1800	c	PORCH
	EFP	P		200	8000	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
299	1	2022-07-06	TOTTEN RYAN	1CT	*	0	31600	254540
298	1	2022-07-06	TOTTEN CONNIE L	1AF	*	0	31600	254540
958	3	1991-11-21		3UN	*	20000	0	11000

Year	Land	Bldg	Total	Net Tax
2022	11060	89090	100150	4110.22
2021	11060	89090	100150	4125.78

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			
306	BLOOM #1043 - BLANCHARD XA/2025			



15374 CR 84 43326

Occupancy 1 Single Family *DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	BRICK	2655	188450
	Subtotal			188450
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Fireplaces	4000
Floor/Carpet	X	Air Conditioning	4650
Floor/Tile-Lino	X	Plumbing	6300
Number of Rooms	7	Garages and Carports	23690
Bedrooms	3	Extra Features	9800
		Total Value	236890
Fireplace			
Openings	2	PUB ELECTRIC	
Stacks	1	PRIV WATER	
Central Heat	A	PRIV SEWER	
FORCED AIR		PUB PAVED ST/RD	
Heat Pump	A		
Central A/C	A	Neighborhood:	
Plumbing		Code:	3300
Standard	1	Dwl/Gar/NC%	1.7000
Extra 3 Fixture	2		
Extra 2 Fixture	1		
Extra 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	B/C			2655		B-	1994AV	284270	.24		367280
2	Pole Build				36X40	1440		C	1995AV	17280	.60		6910
3	P		OFP		8X40	320		C	1995AV	9600	.60		3840
4	P		PAT		8X18	144		C	1995AV	430	.60		170

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	2.6550				5000	5000	13280	13280
other	7.3700				3000	3000	22110	22110

Call Back: Sign: PSN Date: 2015-11-18 Lister:

33-100016.0000-v082020R