PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-110021.0000 RES
F14 2026

## sale

| | | |
|---|---|---|
| 2023 | WHITAKER STEPHEN L | 2018-11-29 |
| 2024 | WHITAKER STEPHEN L | 2018-11-29 |
| 2025 | WHITAKER STEPHEN L | 2018-11-29 |
| 2026 | WHITAKER STEPHEN L | 2018-11-29 NW COR SW 1/4 11 2.522A |
| | 16040 CR 84 | 1WD |
| | | $168,000 |
| | KENTON OH 43326 | |

## Eff Rate: – 43.46 — 45.84 — 45.76 — 45.76 — a/r

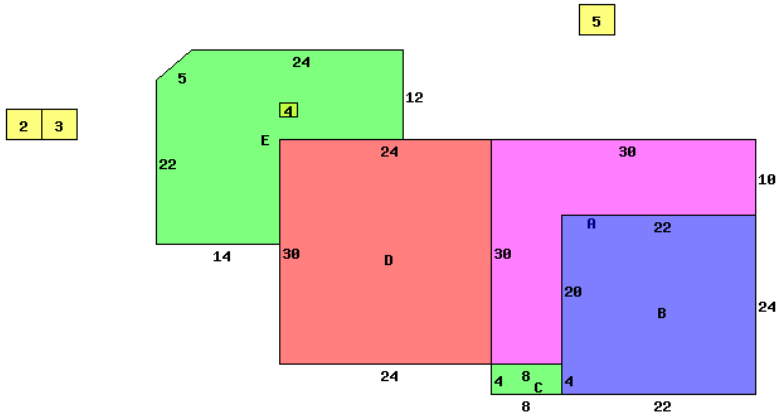
| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
| Prop Cls | 511 | 511 | 511 | 511 | 0 | 511 | 511 | 511 |
| Acres | 2.5200 | 2.5200 | 2.5200 | 2.5200 | 2.5200 | | | |
| Land100% | 25600 | 25600 | 25600 | 25600 | | 25600 | 28310 | 28300 |
| Bldg100% | 216060 | 216060 | 216060 | 216060 | | 216060 | 273430 | 273440 |
| Totl100% | 241660t | 241660t | 241660t | 241660t | | 241660t | 301740t | 301740t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 8960 | 8960 | 8960 | 8960 | | 8960 | 9910 | 9910 |
| Bldg 35% | 75620 | 75620 | 75620 | 75620 | | 75620 | 95700 | 95700 |
| Totl 35% | 84580t | 84580t | 84580t | 84580t | | 84580t | 105610t | 105610t |
| Hmstd35% | | | | | | | | |
| Owner Oc | | | | | | | | |
| Hmstd RB | | | | | | | | |
| Net Tax | 3386.22 | 3587.62 | 3584.30 | 3584.30 | 3584.30 | | | |
| Sp-Asmnt | 28.00 | 24.00 | 30.00 | 30.00 | | | | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1 B | F | M | | 460 | | a | *MAIN |
| F | F2 | G | | 528 | 12670 | b | GRAGE |
| F | OP | P | | 32 | 960 | c | PORCH |
| 1 B | F | A | | 720 | | d | ADDTN |
| | DK | P | | 524 | 7860 | e | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|
| 583 | 1 | 2018-11-29 | WHITAKER STEPHEN L | 1WD | 168000 | 16570 | 151200 |
| 483 | 1 | 2004-08-06 | COOMES THOMAS E & TRACY | 1SD | 143500 | 12570 | 97230 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 6010 | 66000 | 72010 | 3299.94 |
| 2021 | 6010 | 66000 | 72010 | 3312.18 |

| project | | | ben acres | / % | factor |
|---|---|---|---|---|---|
| 131 | BLANCHARD RIVER MAINT | XA/2025 | | | |
| 235 | KELLOGG #983 - BLANCHARD | XA/2025 | | | |
| 921 | BLANCHARD RIVER MAINT | XA/2023 | | | |
| 500 | HARDIN COUNTY LANDFILL | XA/2025 | | | |
| 253 | BAUGHMAN #1012 BLANCHARD RIV | XA/2025 | | | |
| 306 | BLOOM #1043 - BLANCHARD | XA/2025 | | | |




16040 CR 84 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1H | | | | |
| Floor Level | Main | FRAME | 1180 | 104540 |
| | Full Upper | FRAME | 560 | 46110 |
| | Basement | | 1180 | 21980 |
| | Subtotal | | | 172630 |
| Metal | Roof | GABLE | | |

| | B 1 2 U A | | | |
|---|---|---|---|---|
| Plaster/Drywall | D D D | 340 sq ft | Basement Finish | 3860 |
| Floor/Pine | X X | | Fireplaces | 2000 |
| Floor/Carpet | X X | | Air Conditioning | 3550 |
| Number of Rooms | 2 6 5 | | Plumbing | 3500 |
| Bedrooms | 4 | | Garages and Carports | 12670 |
| | | | Extra Features | 8820 |
| Fireplace | | | Total Value | 207030 |
| Openings | 1 | | | |
| Stacks | 1 | | PUB ELECTRIC | |
| Central Heat | A | | PRIV WATER | |
| HEAT PUMP | | | PRIV SEWER | |
| Central A/C | A | | PUB PAVED ST/RD | |
| Plumbing | | | | |
| Standard | 1 | | Neighborhood: | |
| Extra 3 Fixture | 1 | | Code: | 3300 |
| Extra 2 Fixture | 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 | | 1 B F | | 2080 | | C+ | 1979AV | 227730 | .30 | | 271000 |
| 2 | P | | DK 0 | 12X16 | 192 | | C | 1994AV | 2880 | .60 | | 1150 |
| 3 | POND | | *.55A | | 0 | | | OLD/ | 0 | | | 0 |
| 4 | HOTUTB | | *PP | | 0 | | | OLD/ | 0 | | | 0 |
| 5 | Shed | | *PP | 10X10 | 100 | | | 2003AV | 0 | | | 0 |
| 6 | Shed | | | 8X24 | 192 | | D | 2013AV | 1840 | .30 | | 1290 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| homesite | 1.0000 | | | | 20700 | 20700 | 20700 | 20700 |
| small acreage | 1.5200 | | | | 5000 | 5000 | 7600 | 7600 |

Call Back: Sign: PSN Date: 2015-11-23 Lister:

33-110021.0000-v082020R