PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-110024.0000 RES
F10 2025

sale

2022	LINKE VIRGINIA	2021-06-17
2023	LINKE VIRGINIA	2021-06-17
2024	LINKE VIRGINIA	2021-06-17
2025	LINKE VIRGINIA	2021-06-17 S 1/2 SW 1/4 11 1.02A
	7837 SR 53	1CT SEE PCL 33-110024.01 FOR
		$0 REST OF SPECIAL ASSESS
	KENTON OH 43326	

2026	CAIN PEGGY ANN & CHERYL	2025-06-11
	7837 SR 53	1QC
	KENTON OH 43326	

Eff Rate: – 49.60 — 43.46 — 45.84 — 45.76 — a/r

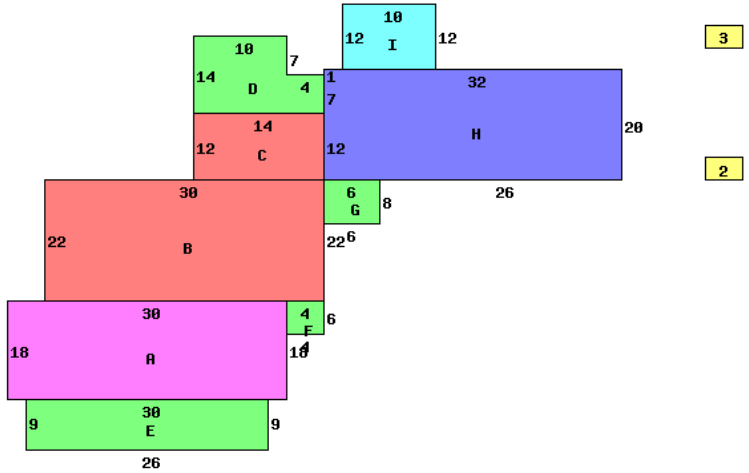
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	1.0200	1.0200	1.0200	1.0200	
Land100%	12660	18110	18110	18110	18100
Bldg100%	96510	134060	134060	134060	134070
Totl100%	109170t	152170t	152170t	152170t	152170t
Cauv100%					
Tax Value:					
Land 35%	4430	6340	6340	6340	6340
Bldg 35%	33780	46920	46920	46920	46920
Totl 35%	38210t	53260t	53260t	53260t	53260t
Hmstd35%	35880	50190	50190	50190	
Owner Oc	33.88	42.98	42.94	42.48	hmstd 6300 l 43890 b
Hmstd RB	392.70	359.26	407.30	421.50	
Net Tax	1324.44	1730.06	1808.90	1793.06	
Sp-Asmnt	27.00	31.00	27.00	33.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1TB	F	M		540		a	*MAIN
1 B	F	A		660		b	ADDTN
1	F/C	A		168		c	ADDTN
	DK	P		168	2520	d	PORCH
	OFP	P		234	7020	e	PORCH
	STP	P		24	100	f	PORCH
	STP	P		48	190	g	PORCH
	F	G		640	15360	h	GRAGE
04	F	O		120	1440	i	OTHER

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
259	1	2025-06-11	CAIN PEGGY ANN & CHERYL K	1QC *	0	18110	134060
236	1	2025-05-29	CAIN PEGGY ANN &	1CT *	0	18110	134060
261	1	2021-06-17	LINKE VIRGINIA	1CT *	0	12660	96510

Year	Land	Bldg	Total	Net Tax
2021	4430	33780	38210	1329.46
2020	4430	33780	38210	1147.74

	p r o j e c t		ben acres	/ %	factor
131	BLANCHARD RIVER MAINT	XA/2025			
235	KELLOGG #983 - BLANCHARD	XA/2025			
253	BAUGHMAN #1012 BLANCHARD RIV	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			
921	BLANCHARD RIVER MAINT	XA/2023			
306	BLOOM #1043 - BLANCHARD	XA/2025			
332	LONG #1097 - BLANCHARD RIVER	XA/2025			



7837 SR 53 43326

Occupancy 1 Single Family

Story Height 1T

Floor Level			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME	1368	108810
	Part Upper	FRAME	540	33850
	Basement		1200	22360
	Subtotal			165020
Metal	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall	X		X		
Panelled Wall	X		X		
Unfinished Wall		X			
Floor/Pine			X		
Floor/Carpet	X				
Floor/Tile-Lino	X		X		
Number of Rooms	1	5	2		
Bedrooms	1		2		
Central Heat	A				
FORCED AIR					
Central A/C	A				
Plumbing					
Standard	1				

Air Conditioning	3300
Garages and Carports	15360
Extra Features	11270
Total Value	194950

PUB ELECTRIC
PRIV WATER
PRIV SEWER
PUB PAVED ST/RD

Neighborhood:

Code:	3300
Dwl/Gar/NC%	1.3400

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1TB F		1908		C	1920GD	194950	.40	.20	125390
2	Garage	F	24X30	720		C	1982AV	17280	.65		8100
3	Shed		10X20	200		D	1920FR	1920	.70		580

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				18000	18000	18000	18000
small acreage	.0200				5000	5000	100	100

Call Back: Sign: PSN Date: 2015-11-23 Lister: 33-110024.0000-v082020R