PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-110024.0000 RES
F10 2026

sale

2023	LINKE VIRGINIA	2021-06-17
2024	LINKE VIRGINIA	2021-06-17
2025	LINKE VIRGINIA	2021-06-17
2026	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	

2027	CAIN PEGGY ANN & CHERYL	2025-06-11
	7837 SR 53	1QC
	KENTON OH 43326	

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

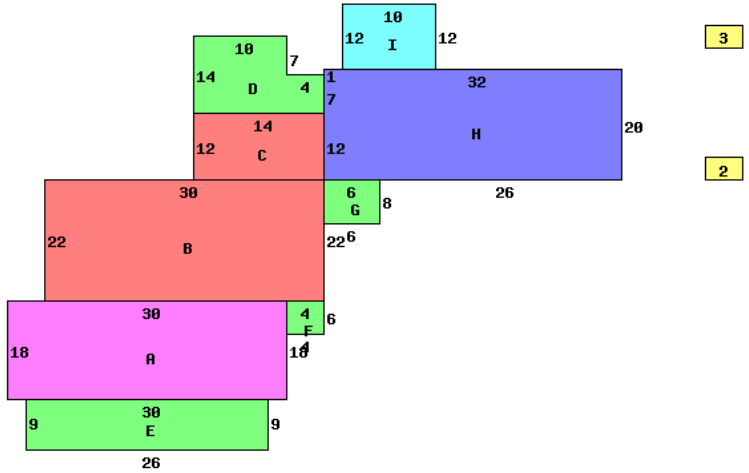
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	1.0200	1.0200	1.0200	1.0200	1.0200			
Land100%	18110	18110	18110	18110		18110	20800	20800
Bldg100%	134060	134060	134060	134060		134060	169940	169940
Totl100%	152170t	152170t	152170t	152170t		152170t	190740t	190740t
Cauv100%								
Tax Value:								
Land 35%	6340	6340	6340	6340		6340	7280	7280
Bldg 35%	46920	46920	46920	46920		46920	59480	59480
Totl 35%	53260t	53260t	53260t	53260t		53260t	66760t	66760t
Hmstd35%	50190	50190	50190	50190		50190	62930	
Owner Oc	42.98	42.94	42.48	42.48	42.48	hmstd 6300 l	43890 b	
Hmstd RB	359.26	407.30	421.50	421.50	421.50			
Net Tax	1730.06	1808.90	1793.06	1793.06	1793.06			
Sp-Asmnt	31.00	27.00	33.00	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
2022	4430	33780	38210	1324.44
2021	4430	33780	38210	1329.46

project			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

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1T				
Floor Level	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%	1.7000

	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	159080
2	Garage	F	24X30	720		C	1982AV	17280	.65		10280
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				20700	20700	20700	20700
small acreage	.0200				5000	5000	100	100

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

33-110024.0000-v082020R