PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-130019.0000 RES
F55 2026

sale

2023 ULRICH KYLE D & HOLLY	2007-11-05	
2024 ULRICH KYLE D & HOLLY	2007-11-05	
2025 ULRICH KYLE D & HOLLY	2007-11-05	
2026 ULRICH KYLE D & HOLLY R	2007-11-05 PT NW 4 SE 1/4 S13	3.00A
8634 TR 189	1SD	
	$139,000	
KENTON OH 43326		

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

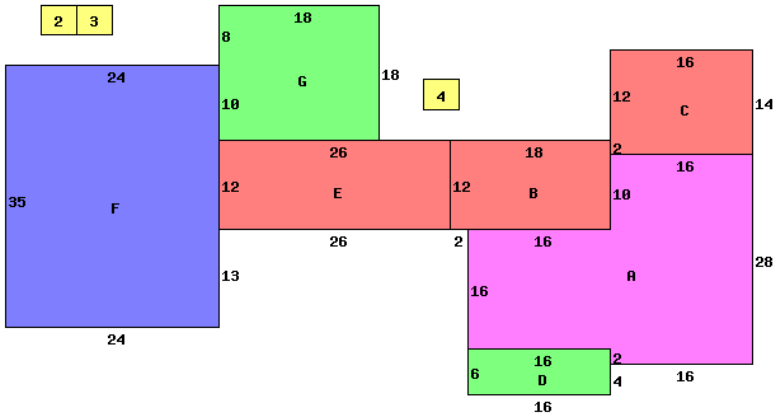
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	3.0000	3.0000	3.0000	3.0000	3.0000			
Land100%	28000	28000	28000	28000		28000	30710	30700
Bldg100%	212890	212890	212890	212890		212890	267910	267910
Totl100%	240890t	240890t	240890t	240890t		240890t	298630t	298610t
Cauv100%								
Tax Value:								
Land 35%	9800	9800	9800	9800		9800	10750	10750
Bldg 35%	74510	74510	74510	74510		74510	93770	93770
Totl 35%	84310t	84310t	84310t	84310t		84310t	104520t	104510t
Hmstd35%	77980	77980	77980	77980		77980	98190	
Owner Oc	66.78	66.72	66.02	66.02	66.02	hmstd 6300 l	71680 b	
Hmstd RB								
Net Tax	3308.62	3509.48	3506.82	3506.82	3506.82			
Sp-Asmnt	22.00	18.00	18.00	18.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1T	F	M		704		a	*MAIN
2	F/C	A		216		b	ADDTN
2	F/C	A		224		c	ADDTN
	OFP	P		96	2880	d	PORCH
1	F/C	A		312		e	ADDTN
	F2	G		840	20160	f	GRAGE
	DK	P		324	4860	g	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
606	1	2007-11-05	ULRICH KYLE D & HOLLY R	1SD	139000	15910	77340
667	1	1996-10-22	MANNS MICHAEL D & TINA L	1WD	90000	17200	42600

Year	Land	Bldg	Total	Net Tax
2022	6510	56600	63110	2836.70
2021	6510	56600	63110	2847.44

project		ben acres	/ %	factor
500 HARDIN COUNTY LANDFILL	XA/2025			



8634 TR 189 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1T				
Floor Level	Main	FRAME	1456	114600
	Full Upper	FRAME	440	39450
	Part Upper	FRAME	704	39170
	Basement		176	3710
	Subtotal			196930
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		
Panelled Wall		X			
Unfinished Wall	X				
Floor/Pine		X	X		
Floor/Carpet		X	X		
Number of Rooms	1	4	3		
Bedrooms		1	3		
Central Heat		A			
FORCED AIR					
Central A/C		A			
Plumbing					
Standard	1				
Extra 3 Fixture	1				

Air Conditioning	4650
Plumbing	2100
Garages and Carports	20160
Extra Features	7740
Total Value	231580
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		2600		C+	OLD/GD	254740	.40		259840
2	Pole Build		30X40	1200		C	2006AV	14400	.50		7200
3	P	CAN	8X34	272		D	2006AV	1740	.50		870
4	Pool	*PP		0			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	2.0000				5000	5000	10000	10000

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

33-130019.0000-v082020R