PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-140014.0000 RES
F31 2026

sale

2023 COX MATTHEW L		2015-10-06
2024 COX MATTHEW L		2015-10-06
2025 COX MATTHEW L		2015-10-06
2026 COX MATTHEW L		2015-10-06 PT N 1/2 NE 1/4 14 1.00A
16854 CR 90		1WD
		$89,000
KENTON OH 43326		

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

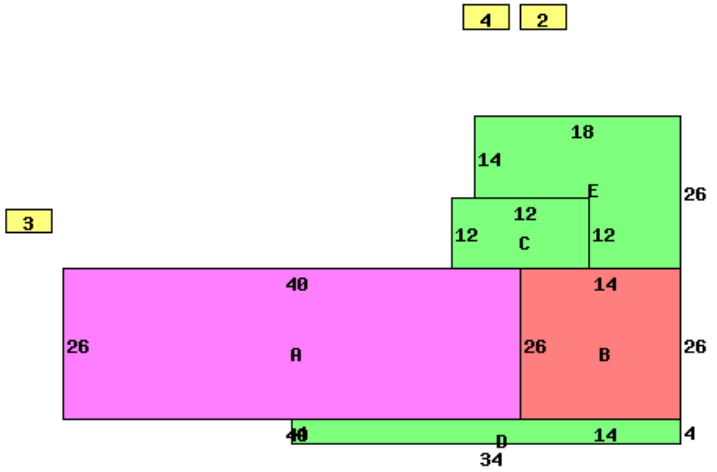
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	1.0000	1.0000	1.0000	1.0000	1.0000			
Land100%	18000	18000	18000	18000		18000	20710	20700
Bldg100%	103200	103200	103200	103200		103200	130000	129990
Totl100%	121200t	121200t	121200t	121200t		121200t	150710t	150690t
Cauv100%								
Tax Value:								
Land 35%	6300	6300	6300	6300		6300	7250	7240
Bldg 35%	36120	36120	36120	36120		36120	45500	45500
Totl 35%	42420t	42420t	42420t	42420t		42420t	52750t	52740t
Hmstd35%	42210	42210	41210	41210		41210	51540	
Owner Oc	36.16	36.12	34.88	34.88	34.88	hmstd 6300 l	34910 b	
Hmstd RB								
Net Tax	1662.16	1763.20	1762.78	1762.78	1762.78			
Sp-Asmnt	25.00	21.00	21.00	21.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1040		a	*MAIN
1	F	A		364		b	ADDTN
	EFP	P		144	5760	c	PORCH
	OFP	P		136	4080	d	PORCH
	PAT	P		348	1040	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
521	1	2015-10-06	COX MATTHEW L	1WD	89000	10510	81740
1	1	2013-01-02	STEVENS TEDDY M	1CT *	0	10510	86090
147	1	2001-03-30	STEVENS TEDDY M & CHRIST	1WD	86500	7000	66740
554	1	1995-06-23	WHITAKER RODNEY J & SUSA	WD	53500	7510	36710
1023	1	1992-11-05		1WD	48000	0	34800
559	1	1992-06-17		1WD	46000	0	34800
766	1	1988-09-13		1WD	42300	0	34800

Year	Land	Bldg	Total	Net Tax
2022	4410	32010	36420	1634.78
2021	4410	32010	36420	1641.00

project		ben acres	/ %	factor
104 HAYES - TYMOCHTEE	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



16854 CR 90 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1404	111000
	Subtotal			111000
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Extra Features	10880
Floor/Carpet	X	Total Value	121880
Number of Rooms	5		
Bedrooms	3	PUB ELECTRIC	
		PRIV WATER	
Central Heat	A	PRIV SEWER	
ELECT-VENT		PUB PAVED ST/RD	
Plumbing		Topo: ROLLING	
Standard	1		
		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	1 F/C		1404		D	1972GD	97500	.35		107740
2	Garage	F	32X36	1152		C	1994AV	27650	.60		18800
3	Shed	*SV M	12X24	288			2001AV	600			600
4	P	OFP	12X22	264		D	2002AV	6340	.55		2850

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700

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

33-140014.0000-v082020R