

PLEASANT TWP
KENTON SD

00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-140018.0000
F44

RES
2025

sale

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

2022 HUBBELL R MICHAEL & J
2023 HUBBELL R MICHAEL & J
2024 HUBBELL R MICHAEL & J
2025 HUBBELL R MICHAEL & JOY
8423 & 8481 TR 179
KENTON OH 43326

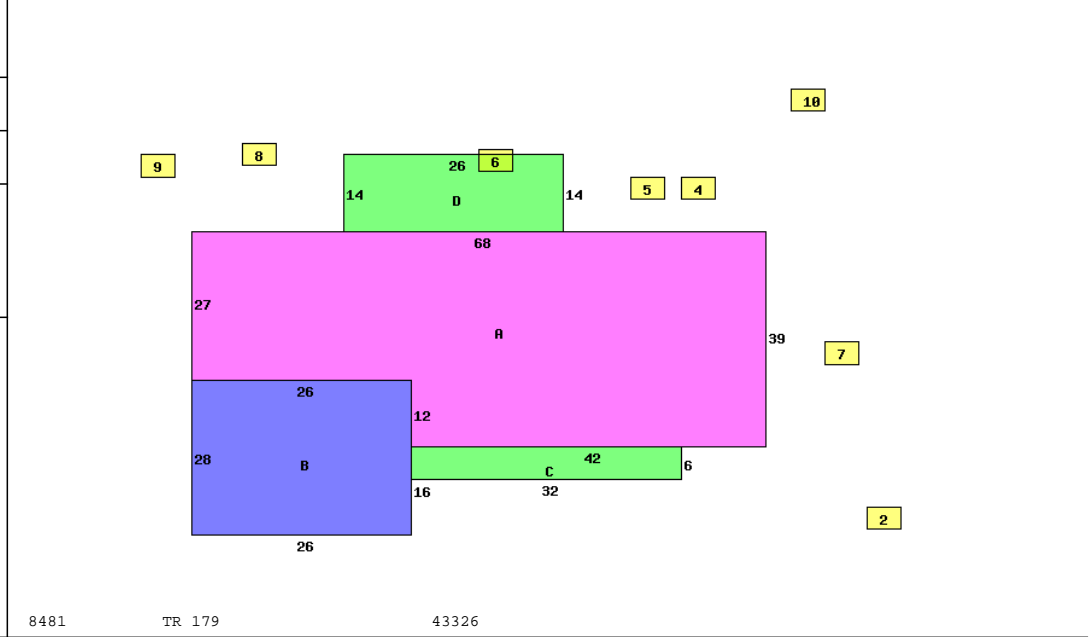
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	5.0000	5.0000	5.0000	5.0000	
Land100%	22200	34000	34000	34000	34000
Bldg100%	317690t	348600t	348600t	348600t	348610
Totl100%	339890t	382600t	382600t	382600t	382610t
Cauv100%					
Tax Value:					
Land 35%	7770	11900	11900	11900	11900
Bldg 35%	111190	122010	122010	122010	122010
Totl 35%	118960t	133910t	133910t	133910t	133910t
Hmstd35%	91620	110380	110380	110380	
Owner Oc	86.52	94.54	94.44	93.44	hmstd 6300 l 104080 b
Hmstd RB					
Net Tax	5364.96	5266.62	5585.64	5581.34	
Sp-Asmnt	32.76	36.76	32.76	18.46	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 B	F	M		2340			
	F	G		728	17470		b GRAGE
	OFF	P		192	5760		c PORCH
	DK	P		364	5460		d PORCH

2019 new construction the new bldg is past the old house and double check the old house value it is not being used for anything but bees and storage. Should the heat fire place and plumbing and a/c be removed?

Year	Land	Bldg	Total	Net Tax
2021	7770	111190	118960	5385.18
2020	7770	111190	118960	4633.62

project	ben acres	%	factor
921 BLANCHARD RIVER MAINT			XA/2023
104 HAYES - TYMOCHTEE			XA/2025
131 BLANCHARD RIVER MAINT			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025
235 KELLOGG #983 - BLANCHARD			XA/2025
253 BAUGHMAN #1012 BLANCHARD RIV			XA/2025
306 BLOOM #1043 - BLANCHARD			XA/2025
332 LONG #1097 - BLANCHARD RIVER			XA/2025



8481 TR 179 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	2340 155770
	Basement		2340 43010
	Subtotal		198780
Shingle	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	D	Air Conditioning	4030
Unfinished Wall	X	Plumbing	2100
Floor/Hardwood	X	Garages and Carports	17470
Floor/Carpet	X	Extra Features	11220
Floor/Concrete	X	Total Value	233600
Floor/Tile-Lino	T		
Number of Rooms	1 6	PUB ELECTRIC	
Bedrooms	3	PRIV WATER	
		PRIV SEWER	
		PUB PAVED ST/RD	
Central Heat	A		
FORCED AIR			
Central A/C	A	Neighborhood:	
Plumbing		Code:	3300
Standard	1	Dwl/Gar/NC%	1.3400
Extra 3 Fixture	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 B F		2340		C	2017AV	233600	.05		297370
2 Shed	*PP	10X12	120			2017	0			0
4 Shed	*SV	14X16	224			OLD/FR	400			400
5 Garage	*SV	20X26	520			OLD/FR	600			600
6 Shed	*PP	6X8	48			OLD/	0			0
7 Garage	F	23X30	690		C	1990AV	16560	.65		7770
8 Shed	*SV	16X20	320			OLD/FR	100			100
9 Shed	*NV	12X20	240			OLD/PR	0			0
10 Pole Build		24X36	864		C	2018AV	10370	.20		8300
homesite	1.0000	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value		
small acreage	4.0000				18000	18000	18000	18000		
					5000	4000	16000	16000		

Call Back: Sign: PSN Date: 2018-09-21 Lister: 33-140018.0000-v082020R
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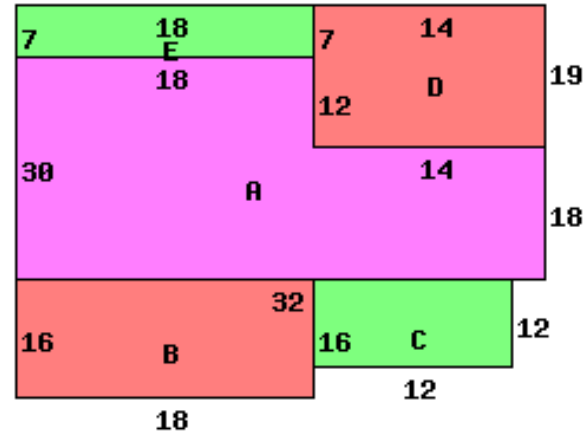
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CAMA / Cont: 1

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		792		a	*MAIN
1	F/C	A		288		b	ADDTN
	OP	P		144	4320	c	PORCH
1	F/C	A		266		d	ADDTN
	DK	P		128	1890	e	PORCH



8423 TR 179 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
		Sq-Ft	Value
Story Height	1H		
Floor Level	Main	FRAME	1346 107880
	Part Upper	FRAME	792 35850
	Basement		400 7720
	Subtotal		151450
Metal	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	X X	Air Conditioning	3760
Floor/Pine	X X	Extra Features	6210
Floor/Carpet	X X	Total Value	161420
Number of Rooms	4 3		
Bedrooms	1 2		
Central Heat	A		
Heat Pump	A		
Central A/C	A		
Plumbing			
Standard	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
3 DWELLING	1H F	FtxFt	2138	Rate		Cond	Value	Dpr	Dpr	Value
					C	1920AV	161420	.55	.65	34070

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