PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-140023.0000 RES
F35 2026

sale

2023 CANNODE TODD MICHAEL	2006-10-04	
2024 CANNODE TODD MICHAEL	2023-11-21	
2025 CANNODE TODD MICHAEL	2023-11-21	
2026 CANNODE TODD MICHAEL &	2023-11-21	PT N2 NW4 S14 5.00A
8216 CR 175	1QC	SEE PCL 33-140023.01 FOR
	$0	REST OF SPECIAL ASSESS
KENTON OH 43326		

Orig Tax Year 2007
Parent: 33-140002.0000

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

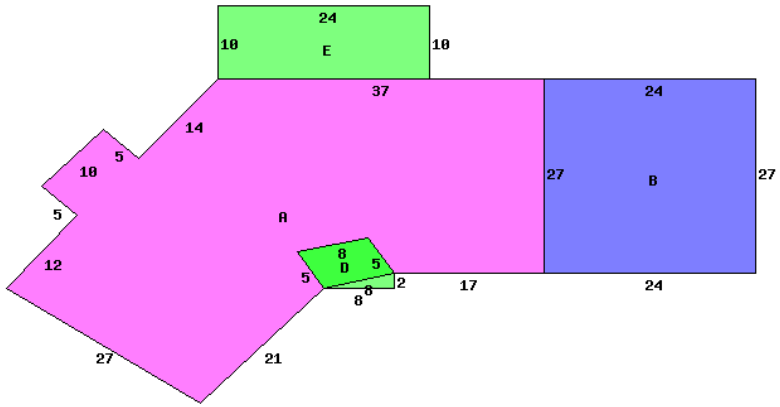
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	5.0000	5.0000	5.0000	5.0000	5.0000			
Land100%	34000	34000	34000	34000		34000	36710	36700
Bldg100%	217140	217140	217140	217140		217140	275490	275490
Totl100%	251140t	251140t	251140t	251140t		251140t	312200t	312190t
Cauv100%								
Tax Value:								
Land 35%	11900	11900	11900	11900		11900	12850	12850
Bldg 35%	76000	76000	76000	76000		76000	96420	96420
Totl 35%	87900t	87900t	87900t	87900t		87900t	109270t	109270t
Hmstd35%	82300	82300	82300	82300		82300	103670	
Owner Oc		70.42	69.68	69.68	69.68	hmstd 6300 l	76000 b	
Hmstd RB								
Net Tax	3519.12	3658.04	3655.32	3655.32	3655.32			
Sp-Asmnt	33.45	29.45	35.45	35.45				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1683		a	*MAIN
	F	G		648	15550	b	GRAGE
	STP	P		46	180	c	PORCH
	CAN	P		54	430	d	PORCH
	DK	P		240	3600	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
518	1	2023-11-21	CANNODE TODD MICHAEL &	1QC *	0	34000	217140
615	1	2006-10-04	CANNODE TODD MICHAEL	1WD	5000	0	0

Year	Land	Bldg	Total	Net Tax
2022	7770	67180	74950	3434.66
2021	7770	67180	74950	3447.42

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



8216 CR 175 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1683	126070
	Basement		1683	31140
	Subtotal			157210
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		D			
Unfinished Wall	X				
Floor/Hardwood		X			
Floor/Carpet		X			
Floor/Concrete	X				
Floor/Tile-Lino		T			
Number of Rooms	1	5			
Bedrooms		2			
Central Heat		A			
Heat Pump		A			
Central A/C		A			
Plumbing					
Standard	1				
Extra 3 Fixture	1				

Air Conditioning	3010
Plumbing	2100
Garages and Carports	15550
Extra Features	4210
Total Value	182080
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	1 B F		1683		C	2010GD	182080	.11		275490

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	4.0000				5000	4000	16000	16000

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