PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-140025.0000 RES
F34.01 2026

sale

2023 BAILEY BUDDY D & GAIL	2011-03-15	
2024 BAILEY BUDDY D & GAIL	2011-03-15	
2025 BAILEY BUDDY D & GAIL	2011-03-15	
2026 BAILEY BUDDY D & GAIL J	2011-03-15	PT N2 NW4 S14 3.00A
8158 SR 53	1WD	SEE PCL 33-140025.01 FOR
	$96,500	REST OF SPECIAL ASSESS
KENTON OH 43326		

Orig Tax Year 2012
Parent: 33-140002.0000

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

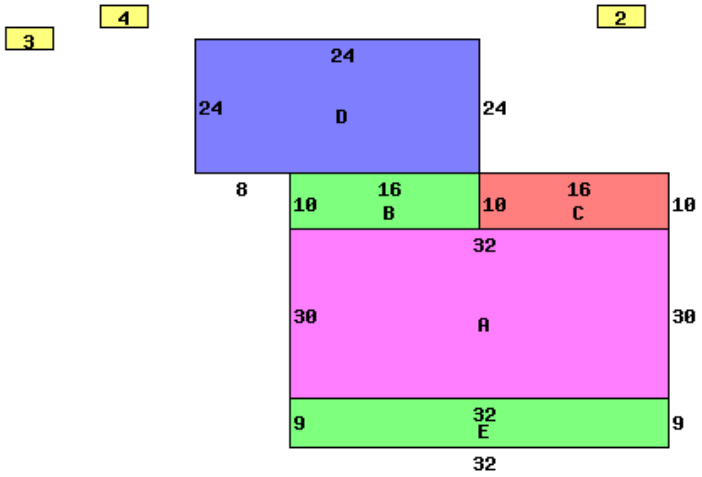
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	3.0000	3.0000	3.0000	3.0000	3.0000			
Land100%	28000	28000	28000	28000		28000	30710	30700
Bldg100%	117460	117460	117460	117460		117460	146340	146340
Totl100%	145460t	145460t	145460t	145460t		145460t	177060t	177040t
Cauv100%								
Tax Value:								
Land 35%	9800	9800	9800	9800		9800	10750	10750
Bldg 35%	41110	41110	41110	41110		41110	51220	51220
Totl 35%	50910t	50910t	50910t	50910t		50910t	61970t	61960t
Hmstd35%	43920	43920	43920	43920		43920	54980	
Owner Oc	37.62	37.58	37.18	37.18	37.18	hmstd 6300 l	37620 b	
Hmstd RB	717.34	814.62	843.02	843.02	843.02			
Net Tax	1283.26	1307.26	1277.24	1277.24	1277.24			
Sp-Asmnt	31.00	27.00	33.00	33.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		960		a	*MAIN
	EFP	P		160	6400	b	PORCH
1	F/C	A		160		c	ADDTN
	F2	G		576	13820	d	GRAGE
	OFP	P		288	8640	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
98	1	2011-03-15	BAILEY BUDDY D & GAIL J	1WD	96500	0	0

Year	Land	Bldg	Total	Net Tax
2022	6510	31760	38270	936.04
2021	6510	31760	38270	939.54

project			ben acres	/ %	factor
500	HARDIN COUNTY LANDFILL	XA/2025			
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			
306	BLOOM #1043 - BLANCHARD	XA/2025			
332	LONG #1097 - BLANCHARD RIVER	XA/2025			



8158 SR 53 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1120	103370
	Part Upper	FRAME	960	37400
	Basement		449	8630
	Subtotal			149400
Metal	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		
Unfinished Wall	X				
Floor/Carpet		X	X		
Floor/Concrete	X				
Number of Rooms	1	4	2		
Bedrooms		1	2		
Central Heat				A	
FORCED AIR					
Plumbing					
Standard	1				

Garages and Carports	13820
Extra Features	15040
Total Value	178260
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	1HB F		2080		C	1920AV	178260	.55		136370
2	Flat Barn		60X92	5520		D	OLD/FR	52990	.80	.50	5300
3	Shed		30X54	1620		D	OLD/FR	15550	.70		4670
4	Crib/Grana	*NV	12X16	192			OLD/FR	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: 33-140025.0000-v082020R