

PLEASANT TWP
KENTON SD

00320

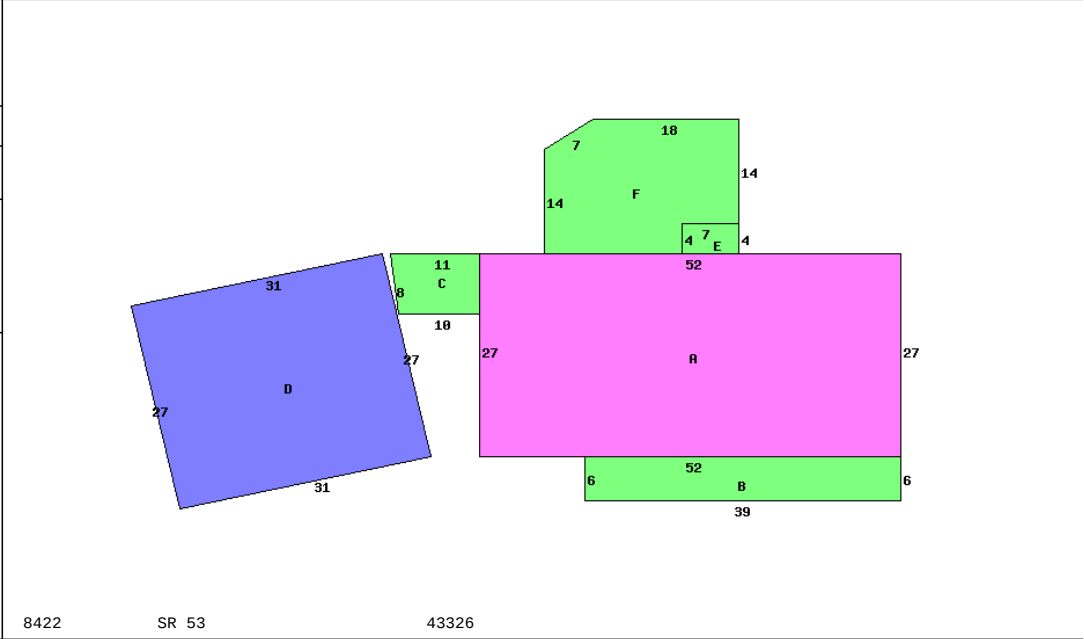
Hardin County, Ohio
Michael T. Bacon, Auditor

33-150026.0000
H19

RES
2025

sale		Eff Rate:- 49.60 — 43.46 — 45.84 — 45.76 — a/r			
2022 MCCUNE BRIAN JAMES	2003-12-01	Tax Year	2022	2023	2024
2023 MCCUNE BRIAN JAMES	2003-12-01	Prop Cls	561	561	561
2024 MCCUNE BRIAN JAMES	2003-12-01	Acres	4.0050	4.0050	4.0050
2025 MCCUNE BRIAN JAMES	2003-12-01 PT SE4 NE4 S15 4.005A	Land100%	21600	30770	30770
8422 SR 53	1WD SEE PCL 33-150026.01 FOR	Bldg100%	85740	106310	106310
KENTON OH 43326	\$4,000 REST OF SPECIAL ASSESS	Totl100%	107340t	137090t	137090t
		Cauv100%			
Orig Tax Year 2004		Tax Value:			
Parent: 33-150009.0000		Land 35%	7560	10770	10770
		Bldg 35%	30010	37210	37210
		Totl 35%	37570t	47980t	47980t
		Hmstd35%	34420	43510	43510
		Owner 0c	32.50	37.26	37.22
		Hmstd RB			
		Net Tax	1689.20	1883.64	1997.96
		Sp-Asmnt	30.26	35.73	31.73
					19.73

SHB+ 1	CONS F/C	TYPE M	FACT	SQ-FT 1404	VALUE 7020	a b	*MAIN PORCH
	OFB	P		234	7020	b	PORCH
	EBW	P		84	3360	c	PORCH
	F	G		879	21100	d	GRAGE
	DK	P		28	420	e	PORCH
	PAT	P		392	1180	f	PORCH
Sale# 707	#p 1	sale date 2003-12-01	To MCCUNE BRIAN JAMES	Type/Invalid? 1WD	Sale\$ 4000	co:land 0	co:bldg 0
Year 2021	Land 7560	Bldg 30010	Total 37570	Net Tax 1695.56			
2020	7560	30010	37570	1463.88			
p r o j e c t				ben acres	/	%	factor
500	HARDIN COUNTY LANDFILL		XA/2025				
921	BLANCHARD RIVER MAINT		XA/2023				
131	BLANCHARD RIVER MAINT		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				
335	LUTZ #1098 - BLANCHARD RIVER		XA/2025				



Occupancy 4 M/H on Real Estate				*DWELLING COMPUTATIONS												
Story Height	1			Sq-Ft	Value	Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
Floor Level		Main	FRAME	1404	111000	1 MH/REAL	1 F/C	FtxFt	1404	Rate	MHD	2005AV	119470	.17	.20	106300
Shingle		Subtotal	GABLE		111000											
	B 1 2 U A	Roof				homesite	acres/	effective	depth	depth	actual	effective	extended	true		
Plaster/Drywall	D			Air Conditioning	2460	small acreage	frontage	frontage	factor	rate	rate	rate	value	value		
Floor/Carpet	X			Plumbing	2800		1.0000			18000	18000	18000	18000	18000		
Floor/Tile-Lino	X			Garages and Carports	21100		3.0050			5000	4250	12770	12770	12770		
Number of Rooms	6			Extra Features	11980											
Bedrooms	3			Total Value	149340											
Central Heat	A			PUB ELECTRIC												
FORCED AIR				PRIV WATER												
Central A/C	A			PRIV SEWER												
Plumbing				PUB PAVED ST/RD												
Standard	1															
Extra 3 Fixture	1			Neighborhood:												
Extra Fixture	1			Code:	3300											
				Dwl/Gar/NC%	1.3400											
						Call Back:	Sign: PSN Date: 2015-11-18 List:									
						33-150026 0000-v082020P										

Call Back:

Sign: PSN Date: 2015-11-18 Lister:

33-150026.0000-v082020R