

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
2023 MCCUNE BRIAN JAMES	2003-12-01
2024 MCCUNE BRIAN JAMES	2003-12-01
2025 MCCUNE BRIAN JAMES	2003-12-01 PT SE4 NE4 S15 4.005A
8422 SR 53	1WD SEE PCL 33-150026.01 FOR
KENTON OH 43326	\$4,000 REST OF SPECIAL ASSESS

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	561	561	561	561	561
Acres	4.0050	4.0050	4.0050	4.0050	
Land100%	21600	30770	30770	30770	30770
Bldg100%	85740	106310	106310	106310	106300
Totl100%	107340t	137090t	137090t	137090t	137070t
Cauvl00%					

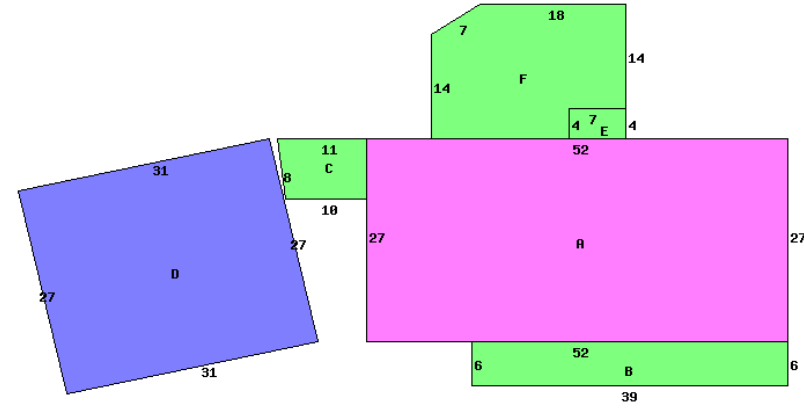
Orig Tax Year 2004  
Parent: 33-150009.0000

Tax Value:					
Land 35%	7560	10770	10770	10770	10770
Bldg 35%	30010	37210	37210	37210	37210
Totl 35%	37570t	47980t	47980t	47980t	47970t
Hmstd35%	34420	43510	43510	43510	
Owner Oc	32.50	37.26	37.22	36.84	
Hmstd RB					
Net Tax	1689.20	1883.64	1997.96	1996.44	
Sp-Asmnt	30.26	35.73	31.73	19.73	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1404		a	*MAIN
	OFF	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#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
707	1	2003-12-01	MCCUNE BRIAN JAMES	1WD	4000	0	0
Year	Land	Bldg	Total	Net Tax			
2021	7560	30010	37570	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
Floor Level	1404	111000
Shingle	Main Subtotal	111000
	Roof	
Plaster/Drywall	D	Air Conditioning 2460
Floor/Carpet	X	Plumbing 2800
Floor/Tile-Lino	X	Garages and Carports 21100
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

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 MH/REAL	1 F/C	FtxFt	Rate	Grade	Cond	Dpr	Dpr	Value
		Area			Value			106300
		1404		MHD	2005AV	.17	.20	
homesite	acres/	effective	depth	actual	effective	extended	true	
small acreage	frontage	frontage	depth	rate	rate	value	value	
	1.0000	3.0050		18000	18000	18000	18000	
				5000	4250	12770	12770	