PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-150026.0000 RES
H19 2026

sale

2023 MCCUNE BRIAN JAMES	2003-12-01	
2024 MCCUNE BRIAN JAMES	2003-12-01	
2025 MCCUNE BRIAN JAMES	2003-12-01	
2026 MCCUNE BRIAN JAMES	2003-12-01 PT SE4 NE4 S15 4.005A	
8422 SR 53	1WD SEE PCL 33-150026.01 FOR	
	$4,000 REST OF SPECIAL ASSESS	
KENTON OH 43326		

Orig Tax Year 2004
Parent: 33-150009.0000

Eff Rate: 43.46 45.84 45.76 45.76 a/r

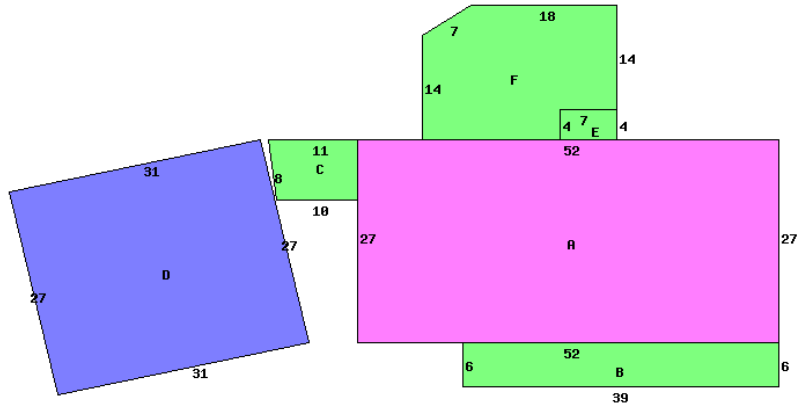
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	561	561	561	561	0	561	561	561
Acres	4.0050	4.0050	4.0050	4.0050	4.0050			
Land100%	30770	30770	30770	30770		30770	33460	33470
Bldg100%	106310	106310	106310	106310		106310	134860	134860
Totl100%	137090t	137090t	137090t	137090t		137090t	168310t	168330t
Cauv100%								
Tax Value:								
Land 35%	10770	10770	10770	10770		10770	11710	11710
Bldg 35%	37210	37210	37210	37210		37210	47200	47200
Totl 35%	47980t	47980t	47980t	47980t		47980t	58910t	58920t
Hmstd35%	43510	43510	43510	43510		43510	54450	
Owner Oc	37.26	37.22	36.84	36.84	36.84	hmstd 6300 l	37210 b	
Hmstd RB								
Net Tax	1883.64	1997.96	1996.44	1996.44	1996.44			
Sp-Asmnt	35.73	31.73	19.73	19.73				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1404		a	*MAIN
	OFP	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
2022	7560	30010	37570	1689.20
2021	7560	30010	37570	1695.56

project		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		



8422 SR 53 43326

Occupancy 4 M/H on Real Estate *DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1404	111000
	Subtotal			111000
Shingle	Roof	GABLE		

B 1 2 U A

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%	1.7000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	MH/REAL	1 F/C		1404		MHD	2005AV	119470	.17	.20	134860

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	3.0050				5000	4250	12770	12770

Call Back: Sign: PSN Date: 2015-11-18 Lister: 33-150026.0000-v082020R