

PLEASANT TWP
KENTON SD

00320

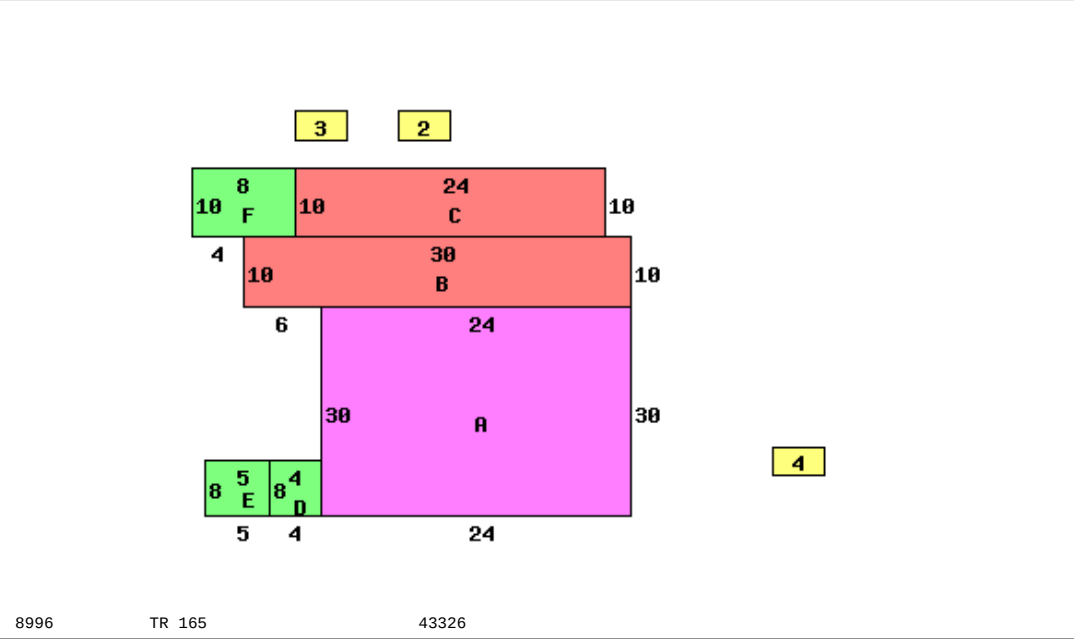
Hardin County, Ohio
Michael T. Bacon, Auditor

33-160025.0000
H42

RES
2025

Sale					Eff Rate:- 49.60 — 43.46 — 45.84 — 45.76 — a/r					
2022	LATIMORE ERIC & KATIE	2007-11-27			Tax Year	2022	2023	2024	2025	CAMA
2023	LATIMORE ERIC & KATIE	2007-11-27			Prop Cls	511	511	511	511	511
2024	LATIMORE ERIC & KATIE	2007-11-27			Acres	3.5050	3.5050	3.5050	3.5050	
2025	LATIMORE ERIC & KATIE	2007-11-27	PT W PT SW1/4 SE1/4		Land100%	20140	30540	30540	30540	30530
	8996 TR 165	1WD	3.505A	S16	Bldg100%	110400	133890	133890	133890	133890
		\$0			Totl100%	130540t	164430t	164430t	164430t	164420t
	KENTON OH 43326				Cauv100%					
					Tax Value:					
					Land 35%	7050	10690	10690	10690	10690
					Bldg 35%	38640	46860	46860	46860	46860
					Totl 35%	45690t	57550t	57550t	57550t	57550t
					Hmstd35%	40460	49270	49270	49270	
					Owner Oc	38.20	42.20	42.16	41.70	hmstd 6300 l 42970 b
					Hmstd RB					
					Net Tax	2055.60	2261.86	2398.96	2397.12	
					Sp-Asmnt	24.00	32.00	24.00	30.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE				
2 B	F	M		720		a	*MAIN		
1 B	F	A		300		b	ADDTN		
1	F/C	A		240		c	ADDTN		
	OFF	P		32	1280	d	PORCH		
	OFF	P		40	1200	e	PORCH		
	OFF	P		80	2400	f	PORCH		
#. 26 L/W COMBINED PARCELS 2014 DUPLICATE 331600260000 .505A									
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg		
471	1	2007-11-27	LATIMORE ERIC & KATIE	1WD *	0	15910	83340		
697	1	2006-11-15	FEDERAL NATIONAL MORTGAG	1SH	93334	15770	96060		
434	1	2005-07-05	MORRIS RANDALL EARL	1WD	158000	13890	83060		
294	1	2005-05-13	WEAVER PHILLIP L	1WD	1000	13890	83060		
293	1	2005-05-13	WEAVER PHILLIP L	1WD	144000	13890	83060		
Year	Land	Bldg	Total	Net Tax					
2021	7050	38640	45690	2063.36					
2020	7050	38640	45690	1781.56					
p r o j e c t									
131	BLANCHARD RIVER MAINT				ben acres	/	%	factor	
500	HARDIN COUNTY LANDFILL								
921	BLANCHARD RIVER MAINT								
235	KELLOGG #983 - BLANCHARD								



Occupancy 1 Single Family				*DWELLING COMPUTATIONS													
				Sq-Ft	Value	Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
Story Height	2			1260	104160	1 DWELLING	2 B F		1980		C	1910AV		188070	.55		113410
Floor Level		Main	FRAME	720	54360	2 Garage	1 F 0	26X32	832		C	1940AV		19970	.65		9370
		Full Upper	FRAME	1020	19010	3 Shed	*NV 0	10X12	120			1987AV	0				0
		Basement			177530	4 Pole Build	P	42X63	2646		C	1982AV		31750	.65		11110
		Subtotal															
Shingle		Roof	GABLE														
	B 1 2 U A																
Plaster/Drywall	P P			Air Conditioning	3560	homesite	acres/	effective		depth		actual		effective		extended	true
Unfinished Wall	X			Plumbing	2100	small acreage	frontage	frontage		factor		rate		rate		value	value
Floor/Carpet	X X			Extra Features	4880		1.0000					18000		18000		18000	18000
Number of Rooms	1 6 3			Total Value	188070		2.5050					5000		5000		12530	12530
Bedrooms	1 3																
				PUB ELECTRIC													
Central Heat	A			PRIV WATER													
FORCED AIR				PRIV SEWER													
Central A/C	A			PUB PAVED ST/RD													
Plumbing																	
Standard	1			Neighborhood:													
Extra 3 Fixture	1			Code:	3300												
				Dwl/Gar/NC%	1.3400												