

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			
2023	LATIMORE ERIC & KATIE	2007-11-27			
2024	LATIMORE ERIC & KATIE	2007-11-27			
2025	LATIMORE ERIC & KATIE	2007-11-27	PT W PT SW1/4 SEL/4		
	8996 TR 165	1WD	3.505A S16		
		\$0			

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	3.5050	3.5050	3.5050	3.5050	
Land100%	20140	30540	30540	30540	30530
Bldg100%	110400	133890	133890	133890	133890
Totl100%	130540t	164430t	164430t	164430t	164420t
Cauvl00%					
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	

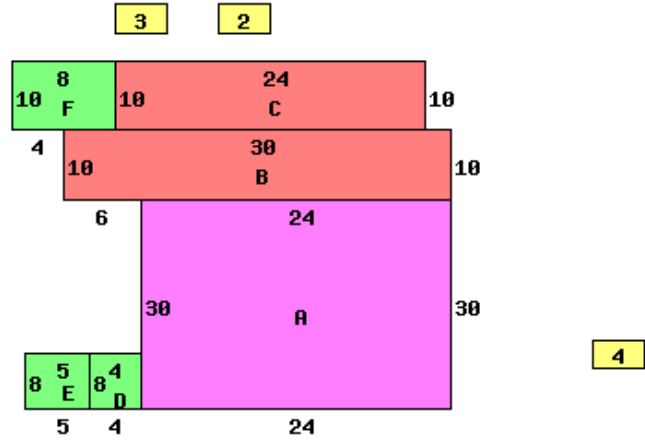
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	B	F	M	720			
1	B	F	A	300			ADDTN
1		F/C	A	240			ADDTN
		OFF	P	32	1280		PORCH
		OFF	P	40	1200		PORCH
		OFF	P	80	2400		PORCH

#: 26 L/W
COMBINED PARCELS 2014 DUPLICATE
331600260000 .505A

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
471	1	2007-11-27	LATIMORE ERIC & KATIE	1WD *	0	15910	83340
697	1	2006-11-15	FEDERAL NATIONAL MORTGAG	LSH	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

Project	ben acres	%	factor
131 BLANCHARD RIVER MAINT			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025
921 BLANCHARD RIVER MAINT			XA/2023
235 KELLOGG #983 - BLANCHARD			XA/2025



8996 TR 165 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	Sq-Ft	Value
Story Height 2			
Floor Level	Main	FRAME	1260 104160
	Full Upper	FRAME	720 54360
	Basement		1020 19010
	Subtotal		177530
Shingle	Roof	GABLE	
Plaster/Drywall	P P		Air Conditioning 3560
Unfinished Wall	X		Plumbing 2100
Floor/Carpet	X X		Extra Features 4880
Number of Rooms	1 6 3		Total Value 188070
Bedrooms	1 3		
Central Heat	A		PUB ELECTRIC
FORCED AIR			PRIV WATER
Central A/C	A		PRIV SEWER
Plumbing			PUB PAVED ST/RD
Standard	1		Neighborhood:
Extra 3 Fixture	1		Code: 3300
			Dwl/Gar/NC% 1.3400

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Cond	Replace	Phy	Fnc	True
1 DWELLING	2 B F		1980		C	1910AV		188070	.55		113410
2 Garage	1 F 0	26X32	832		C	1940AV		19970	.65		9370
3 Shed	*NV	0 10X12	120			1987AV		0			0
4 Pole Build	P	42X63	2646		C	1982AV		31750	.65		11110
homesite	acres/	effective	depth	actual	effective	extended	true				
small acreage	frontage	frontage	depth	factor	rate	value	value				
	1.0000				18000	18000	18000				
	2.5050				5000	5000	12530				