PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-160025.0000 RES
H42 2026

sale

2023 LATIMORE ERIC & KATIE	2007-11-27	
2024 LATIMORE ERIC & KATIE	2007-11-27	
2025 LATIMORE ERIC & KATIE	2007-11-27	
2026 LATIMORE ERIC & KATIE	2007-11-27	PT W PT SW1/4 SE1/4
8996 TR 165	1WD	3.505A S16
	$0	
KENTON OH 43326		

Eff Rate: – 43.46 — 45.84 — 45.76 — 45.76 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	3.5050	3.5050	3.5050	3.5050	3.5050			
Land100%	30540	30540	30540	30540		30540	33230	33230
Bldg100%	133890	133890	133890	133890		133890	166860	166860
Totl100%	164430t	164430t	164430t	164430t		164430t	200090t	200090t
Cauv100%								
Tax Value:								
Land 35%	10690	10690	10690	10690		10690	11630	11630
Bldg 35%	46860	46860	46860	46860		46860	58400	58400
Totl 35%	57550t	57550t	57550t	57550t		57550t	70030t	70030t
Hmstd35%	49270	49270	49270	49270		49270	61760	
Owner Oc	42.20	42.16	41.70	41.70	41.70	hmstd 6300 l	42970 b	
Hmstd RB								
Net Tax	2261.86	2398.96	2397.12	2397.12	2397.12			
Sp-Asmnt	32.00	24.00	30.00	30.00				

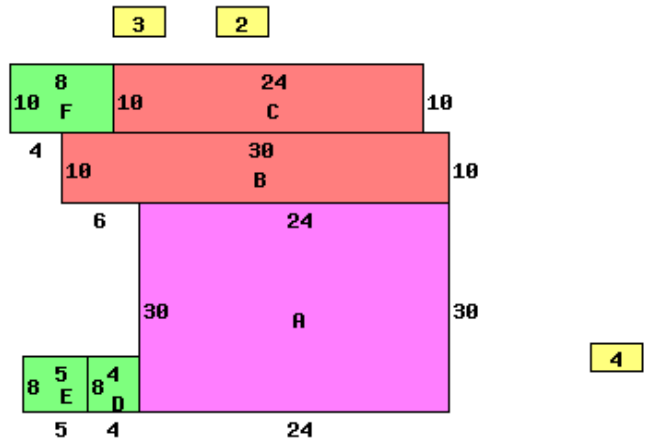
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		720		a	*MAIN
1 B	F	A		300		b	ADDTN
1	F/C	A		240		c	ADDTN
	EFP	P		32	1280	d	PORCH
	OFP	P		40	1200	e	PORCH
	OFP	P		80	2400	f	PORCH

#: 26 L/W
COMBINED PARCELS 2014 DUPLICATE
3316002600000 .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
2022	7050	38640	45690	2055.60
2021	7050	38640	45690	2063.36

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		

	B 1 2 U A		
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		
		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%	1.7000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 B F		1980		C	1910AV	188070	.55		143870
2	Garage	1 F 0	26X32	832		C	1940AV	19970	.65		11880
3	Shed	*NV 0	10X12	120			1987AV	0			0
4	Pole Build	P	42X63	2646		C	1982AV	31750	.65		11110

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	2.5050				5000	5000	12530	12530

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

33-160025.0000-v082020R