

PLEASANT TWP  
KENTON SD

00320

Hardin County, Ohio  
Michael T. Bacon, Auditor

33-170018.0000  
I17

RES  
2025

sale

Eff Rate:- 49.60 — 43.46 — 45.84 — 45.76 — a/r

2022 OAKLEY KELSEY	2021-07-07
2023 OAKLEY KELSEY	2021-07-07
2024 OAKLEY KELSEY	2021-07-07
2025 OAKLEY KELSEY	2021-07-07 PT SE 1/4 17 3.173A
8721 US 68	2WD
KENTON OH 43326	\$288,000

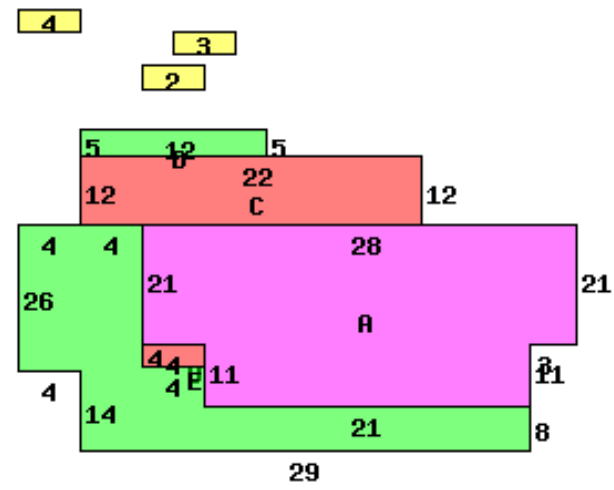
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	3.1700	3.1700	3.1700	3.1700	
Land100%	19110	28860	28860	28860	28850
Bldg100%	136430	170370	170370	170370	170360
Totl100%	155540t	199230t	199230t	199230t	199210t
Cauv100%					
Tax Value:					
Land 35%	6690	10100	10100	10100	10100
Bldg 35%	47750	59630	59630	59630	59630
Totl 35%	54440t	69730t	69730t	69730t	69720t
Hmstd35%	51420	65050	65050	65050	
Owner Oc	48.56	55.72	55.66	55.06	hmstd 6300 l 58750 b
Hmstd RB					
Net Tax	2446.22	2735.96	2902.08	2899.92	
Sp-Asmnt	32.81	36.81	32.81	35.81	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 BA	F	M		819		b	ADDTN
1	F/C	A		16		c	ADDTN
1 B	F	A		264		d	PORCH
	RFX	P		60	600	e	PORCH
	OFF	P		492	14760		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
322	2	2021-07-07	OAKLEY KELSEY	2WD	288000	19110	136430
354	2	2018-08-30	MCLAUGHLIN MICHAEL II	2QC *	0	18510	108310
375	1	2016-08-26	MCLAUGHLIN MICHAEL II &	1WD	130000	17000	68770
188	1	2015-04-29	MORRISON JEANETTE L	1CT *	0	17000	68770

Year	Land	Bldg	Total	Net Tax
2021	6690	47750	54440	2504.02
2020	6690	47750	54440	2168.62

Project	ben acres	/ %	factor
131 BLANCHARD RIVER MAINT			XA/2025
235 KELLOGG #983 - BLANCHARD			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025
921 BLANCHARD RIVER MAINT			XA/2023
252 OATES #1011 BLANCHARD RIVER			XA/2025



8721 US 68 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 2	Sq-Ft Value
Floor Level	
Main	FRAME 1099 105720
Full Upper	FRAME 819 58130
Qtr Story	FRAME 819 3270
Basement	531 10130
Subtotal	177250
Slate	Roof GABLE
Plaster/Drywall	X X
Unfinished Wall	X X
Floor/Hardwood	X X
Floor/Concrete	X
Number of Rooms	1 4 4 1
Bedrooms	4
Central Heat	A
FORCED AIR	
Plumbing	
Standard	1
Extra Features	15360
Total Value	192610
PUB ELECTRIC	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Topo: ROLLING	
Neighborhood:	
Code:	3300
Dwl/Gar/NC%	1.3400

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 BAF	1918		C	1910GD	192610	.40		154860
2 Garage	1 F 0	34X34	1156	C	OLD/AV	27740	.65		13010
3 Shed	*SV 0	10X16	160		OLD/	200			200
4 Shed		28X34	952	D	OLD/PR	9140	.75		2290
homesite	acres/	effective	depth	actual	effective	extended	true		
small acreage	frontage	frontage	depth	factor	rate	rate	value		value
	1.0000				18000	18000	18000		18000
	2.1700				5000	5000	10850		10850