PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-170031.0000 RES
I16.01 2026

sale

2023 OAKLEY KELSEY	2021-07-07	
2024 OAKLEY KELSEY	2021-07-07	
2025 OAKLEY KELSEY	2021-07-07	
2026 OAKLEY KELSEY	2021-07-07 PT W 3/4 SE4 S17 3.102A	
US 68	2WD	
	$288,000	

Orig Tax Year 2018
Parent: 33-170007.0000

Eff Rate: 43.46 45.84 45.76 45.76 a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	599	599	599	599	0	599	599	599
Acres	3.1020	3.1020	3.1020	3.1020	3.1020			
Land100%	13110	13110	13110	13110		13110	13110	13120
Bldg100%	6910	6910	6910	6910		6910	6910	6910
Totl100%	20030t	20030t	20030t	20030t		20030t	20030t	20030t
Cauv100%								
Tax Value:								
Land 35%	4590	4590	4590	4590		4590	4590	4590
Bldg 35%	2420	2420	2420	2420		2420	2420	2420
Totl 35%	7010t	7010t	7010t	7010t		7010t	7010t	7010t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	280.64	297.34	297.06	297.06	297.06			
Sp-Asmnt	18.18	14.18	17.18	17.18				

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
322	2	2021-07-07	OAKLEY KELSEY	2WD	288000	7860	7340
354	2	2018-08-30	MCLAUGHLIN MICHAEL II	2QC *	0	6090	7340
463	1	2017-09-22	MCLAUGHLIN MICHAEL II &	1SD	20000	0	0

Year	Land	Bldg	Total	Net Tax
2022	2750	2570	5320	243.78
2021	2750	2570	5320	244.70

project			ben acres	/ %	factor
131	BLANCHARD RIVER MAINT	XA/2025			
235	KELLOGG #983 - BLANCHARD	XA/2025			
921	BLANCHARD RIVER MAINT	XA/2023			
252	OATES #1011 BLANCHARD RIVER	XA/2025			

US 68

PUB PAVED ST/RD

Neighborhood:
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
2	Silo	*NV	14X30	420			OLD/	0			0
6	Shed		30X80	2400		D	OLD/FR	23040	.70		6910

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
small acreage	3.1020				5000	4230	13120	13120

Call Back: Sign: PSN Date: 2017-09-25 Lister:

33-170031.0000-v082020R