PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-190013.0000 RES
C16 2026

## sale

| | | | |
|---|---|---|---|
| 2023 | WUETHRICH TERRY L & L | 1999-09-22 | |
| 2024 | WUETHRICH TERRY L & L | 1999-09-22 | |
| 2025 | WUETHRICH TERRY L & L | 1999-09-22 | |
| 2026 | WUETHRICH TERRY L & LIN | 1999-09-22 | PT NE 1/4 19 3.00A |
| | 9097 CR 145 | 1WD | SEE 33-190013.01 FOR REST |
| | | $50,000 | OF SPECIAL ASSESSMENTS |
| | KENTON OH 43326 | | |

| | | | |
|---|---|---|---|
| 2027 | WUETHRICH LINDA D | 2025-02-14 | |
| | 9097 CR 145 | 1AF | |
| | 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 | 3.0000 | 3.0000 | 3.0000 | 3.0000 | 3.0000 | | | |
| Land100% | 28000 | 28000 | 28000 | 28000 | | 28000 | 30710 | 30700 |
| Bldg100% | 138600 | 138600 | 138600 | 138600 | | 138600 | 171710 | 171710 |
| Totl100% | 166600t | 166600t | 166600t | 166600t | | 166600t | 202430t | 202410t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 9800 | 9800 | 9800 | 9800 | | 9800 | 10750 | 10750 |
| Bldg 35% | 48510 | 48510 | 48510 | 48510 | | 48510 | 60100 | 60100 |
| Totl 35% | 58310t | 58310t | 58310t | 58310t | | 58310t | 70850t | 70840t |
| Hmstd35% | 51060 | 51060 | 49440 | 49440 | | 49440 | 61990 | |
| Owner Oc | 43.74 | 43.68 | 41.86 | 41.86 | 41.86 | hmstd 6300 l | 43140 b | |
| Hmstd RB | 359.26 | 407.30 | 421.50 | 421.50 | 421.50 | | | |
| Net Tax | 1931.48 | 2022.36 | 2007.68 | 2007.68 | 2007.68 | | | |
| Sp-Asmnt | 32.46 | 28.46 | 32.57 | 32.57 | | | | |

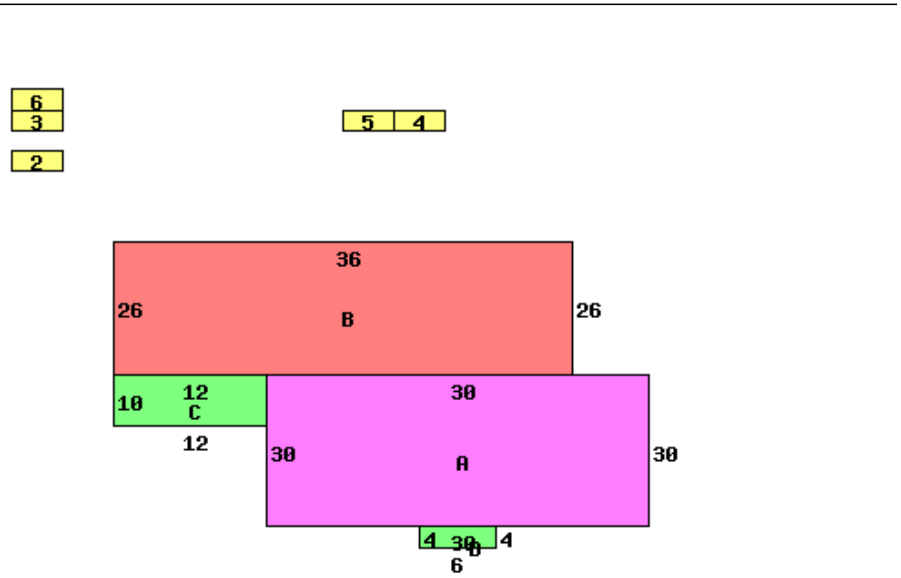
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1 B | F | M | | 900 | | a | *MAIN |
| 1 | F/C | A | | 936 | | b | ADDTN |
| | DK | P | | 120 | 1800 | c | PORCH |
| | STP | P | | 24 | 100 | d | PORCH |

gas fireplace

| Sale# | #p | sale date | To | Type/Invalid? | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|
| 76 | 1 | 2025-02-14 | WUETHRICH LINDA D | 1AF * | 0 | 28000 | 138600 |
| 563 | 1 | 1999-09-22 | WUETHRICH TERRY L & LIND | 1WD | 50000 | 12260 | 50030 |
| 107 | 1 | 1999-03-16 | SPARKS THELMA L | 1CT * | 0 | 12260 | 50030 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 6510 | 40310 | 46820 | 1713.46 |
| 2021 | 6510 | 40310 | 46820 | 1719.96 |

| | p r o j e c t | ben acres | / % | factor |
|---|---|---|---|---|
| 131 | BLANCHARD RIVER MAINT | XA/2025 | | |
| 235 | KELLOGG #983 - BLANCHARD | XA/2025 | | |
| 285 | ZIEGLER #1033 - BLANCHARD RI | XA/2025 | | |
| 500 | HARDIN COUNTY LANDFILL | XA/2025 | | |
| 921 | BLANCHARD RIVER MAINT | XA/2023 | | |
| 286 | DEARDORFF #1024 - BLANCHARD | XA/2025 | | |




9097 CR 145 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1 | | | | |
| Floor Level | Main | FRAME | 1836 | 131400 |
| | Basement | | 900 | 16810 |
| | Subtotal | | | 148210 |
| Shingle | Roof | GABLE | | |

B 1 2 U A

| | | | |
|---|---|---|---|
| Panelled Wall | X | Air Conditioning | 3210 |
| Unfinished Wall | X | Extra Features | 1900 |
| Floor/Carpet | X | Total Value | 153320 |
| Floor/Tile-Lino | X | | |
| Number of Rooms | 6 | PUB ELECTRIC | |
| Bedrooms | 3 | PRIV WATER | |
| | | PUB PAVED ST/RD | |
| Central Heat | A | | |
| FORCED AIR | | Neighborhood: | |
| Central A/C | A | Code: | 3300 |
| Plumbing | | Dwl/Gar/NC% | 1.7000 |
| Standard | 1 | | |

| | Bldg Type | SHB+Cons | DixHt FtxFt | Area | Unit Rate | Grade | Blt/Renov Cond | Replace Value | Phy Dpr | Fnc Dpr | True Value |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | DWELLING | 1 B F | | 1836 | | C | 1920GD | 153320 | .40 | | 156390 |
| 2 | Shed | *SV 0 | 16X18 | 288 | | | OLD/FR | 400 | | | 400 |
| 3 | Crib/Grana | *SV 0 | 26X30 | 780 | | | OLD/FR | 800 | | | 800 |
| 4 | Pole Build | | 24X40 | 960 | | C | 2017AV | 11520 | .20 | | 9220 |
| 5 | P | OFP | 8X24 | 192 | | C | 2017AV | 5760 | .20 | | 4610 |
| 6 | Lean-To | | 8X16 | 128 | | D | 1980AV | 820 | .65 | | 290 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| homesite | 1.0000 | | | | 20700 | 20700 | 20700 | 20700 |
| small acreage | 2.0000 | | | | 5000 | 5000 | 10000 | 10000 |

Call Back: Sign: PSN Date: 2018-05-28 Lister:

33-190013.0000-v082020R