PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-190016.0000 RES
C09 2025

sale

2022 WEDERTZ DAVID	2004-08-05	
2023 WEDERTZ DAVID	2004-08-05	
2024 WEDERTZ DAVID	2004-08-05	
2025 WEDERTZ DAVID	2004-08-05	SW PT NW4 S19 3.00A
9384 CR 135	1WD	
	$110,000	
KENTON OH 43326		

Orig Tax Year 2005
Parent: 33-190001.0000

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

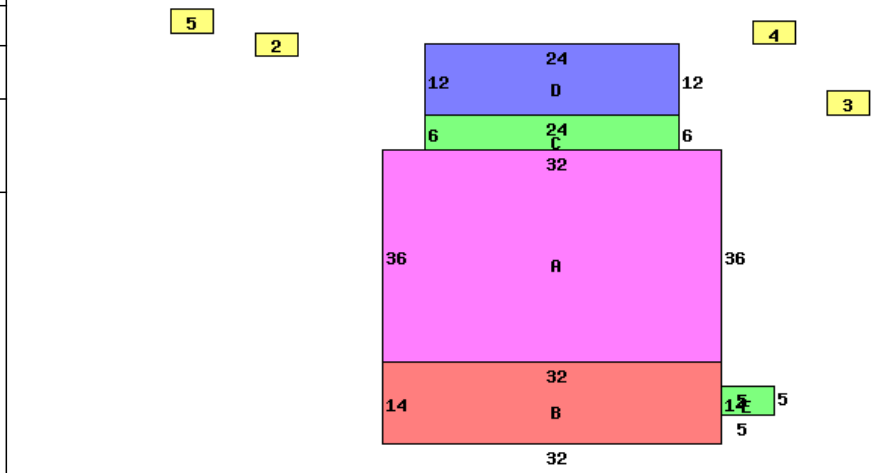
	2022	2023	2024	2025	
Tax Year					CAMA
Prop Cls	511	511	511	511	511
Acres	3.0000	3.0000	3.0000	3.0000	
Land100%	18600	28000	28000	28000	28000
Bldg100%	110940	132740	132740	132740	132750
Totl100%	129540t	160740t	160740t	160740t	160750t
Cauv100%					
Tax Value:					
Land 35%	6510	9800	9800	9800	9800
Bldg 35%	38830	46460	46460	46460	46460
Totl 35%	45340t	56260t	56260t	56260t	56260t
Hmstd35%	37870	46060	46060	46060	
Owner Oc	35.76	39.44	39.40	39.00	hmstd 6300 l 39760 b
Hmstd RB					
Net Tax	2042.00	2212.96	2346.98	2345.16	
Sp-Asmnt	24.04	31.08	27.08	31.60	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B+	F	M		1152		a	*MAIN
1	F/C	A		448		b	ADDTN
	EFP	P		144	5760	c	PORCH
	F	G		288	6910	d	GRAGE
	STP	P		25	100	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
478	1	2004-08-05	WEDERTZ DAVID	1WD	110000	0	0

Year	Land	Bldg	Total	Net Tax
2021	6510	38830	45340	2049.70
2020	6510	38830	45340	1770.08

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			
286	DEARDORFF #1024 - BLANCHARD XA/2025			



9384 CR 135 43326

Occupancy 1 Single Family

Story Height 1

Floor Level			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME	1600	125710
	Qtr Story	FRAME	1152	4400
	Basement		592	11270
	Subtotal			141380

Shingle Roof GABLE

B 1 2 U A

Plaster/Drywall		X		Air Conditioning	2830
Panelled Wall		X		Garages and Carports	6910
Unfinished Wall	X			Extra Features	5860
Floor/Pine			X	Total Value	156980
Floor/Carpet		X			
Floor/Concrete	X			PUB ELECTRIC	
Number of Rooms	2	7	2	PRIV WATER	
Bedrooms		3		PRIV SEWER	
				PUB PAVED ST/RD	
Central Heat		A			
FORCED AIR				Neighborhood:	
Central A/C		A		Code:	3300
Plumbing				Dwl/Gar/NC%	1.3400
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		1600		C-	1917GD	141280	.40		113590
2	Shop-Stud	F	20X24	480		C	OLD/AV	7200	.65		2520
3	Garage	F	20X24	480		C	1940AV	11520	.65		5400
4	Pole Build		30X40	1200		C	2008AV	14400	.45		7920
5	Shed		26X38	988		D	1900AV	9490	.65		3320

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				18000	18000	18000	18000
small acreage	2.0000				5000	5000	10000	10000

Call Back: Sign: PSN Date: 2016-11-11 Lister:

33-190016.0000-v082020R