PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-190016.0000 RES
C09 2026

sale

2023 WEDERTZ DAVID	2004-08-05	
2024 WEDERTZ DAVID	2004-08-05	
2025 WEDERTZ DAVID	2004-08-05	
2026 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

2028 FRANCISCO AUTUMN LEXIS	2026-07-02	
9384 CR 135	1SD	
KENTON OH 43326		

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

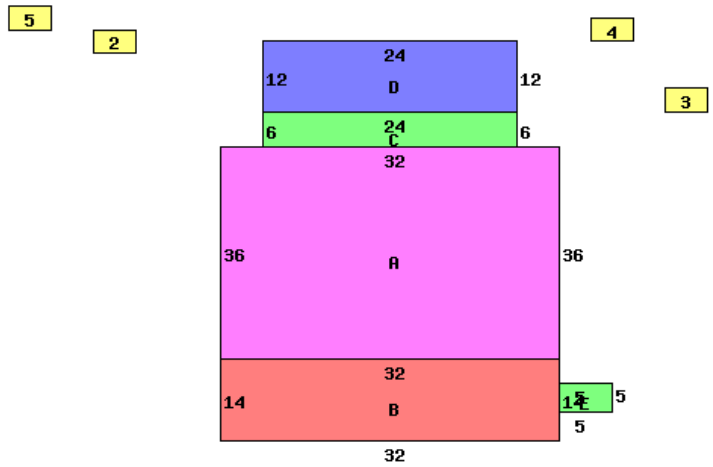
	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	511	511	511	511	0	511	511	511
Acres	3.0000	3.0000	3.0000	3.0000	3.0000			
Land100%	28000	28000	28000	28000		28000	30710	30700
Bldg100%	132740	132740	132740	132740		132740	164710	164720
Totl100%	160740t	160740t	160740t	160740t		160740t	195430t	195420t
Cauv100%								
Tax Value:								
Land 35%	9800	9800	9800	9800		9800	10750	10750
Bldg 35%	46460	46460	46460	46460		46460	57650	57650
Totl 35%	56260t	56260t	56260t	56260t		56260t	68400t	68400t
Hmstd35%	46060	46060	46060	46060		46060	57690	
Owner Oc	39.44	39.40	39.00	39.00	39.00	hmstd 6300 l	39760 b	
Hmstd RB								
Net Tax	2212.96	2346.98	2345.16	2345.16	2345.16			
Sp-Asmnt	31.08	27.08	31.60	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
241	1	2026-07-02	FRANCISCO AUTUMN LEXIS MA	1SD	235000	28000	132740
478	1	2004-08-05	WEDERTZ DAVID	1WD	110000	0	0

Year	Land	Bldg	Total	Net Tax
2022	6510	38830	45340	2042.00
2021	6510	38830	45340	2049.70

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

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	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	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%	1.7000
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		1600		C-	1917GD	141280	.40		144110
2	Shop-Stud	F	20X24	480		C	OLD/AV	7200	.65		2520
3	Garage	F	20X24	480		C	1940AV	11520	.65		6850
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				20700	20700	20700	20700
small acreage	2.0000				5000	5000	10000	10000

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

33-190016.0000-v082020R