

PLEASANT TWP
KENTON SD

00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-210010.0000
D43

RES
2025

sale

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

2022 HITES STEVEN D	2018-11-26
2023 HITES STEVEN D	2018-11-26
2024 HITES STEVEN D	2018-11-26
2025 HITES STEVEN D	2018-11-26 SE COR SE 1/4 21 1.141A
9960 SR 53	1AF
KENTON OH 43326	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	1.0000	1.0000	1.0000	1.1410	18710
Land100%	12600	18000	18000	18710	101200
Bldg100%	111690	101200	101200	101200	119910t
Totl100%	124290t	119200t	119200t	119910t	
Cauvl00%					

2026 DOUGLAS GWENDOLYN	2025-10-23
9960 SR 53	1WD
KENTON OH 43326	

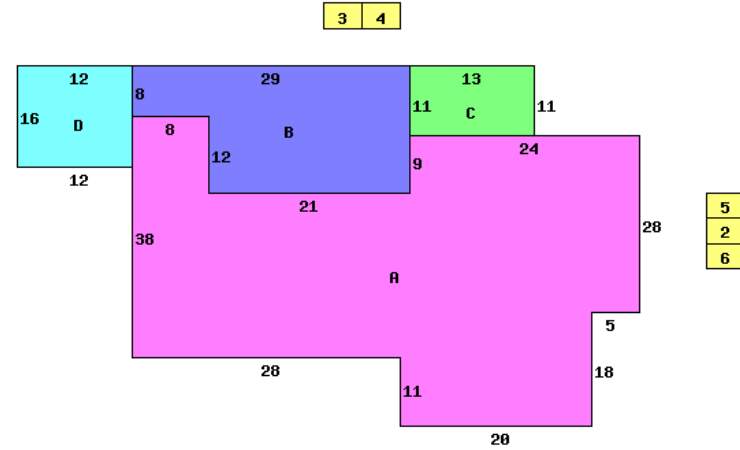
Tax Value:					
Land 35%	4410	6300	6300	6550	6550
Bldg 35%	39090	35420	35420	35420	35420
Totl 35%	43500t	41720t	41720t	41970t	41970t
Hmstd35%	41360	39500	39500	39270	
Owner Oc	39.06	33.84	33.80	33.24	hmstd 6300 l 32970 b
Hmstd RB	392.70	359.26	407.30	421.50	
Net Tax	1561.68	1277.20	1328.54	1323.84	
Sp-Asmnt	24.00	28.90	24.90	27.90	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		1875			
	F	G		484	11620	b	GRAGE
	OP	P		143	4290	c	PORCH
04	F	O		192	2300	d	OTHER

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
477	1	2025-10-23	DOUGLAS GWENDOLYN	1WD	122000	18000	101200
473	1	2018-11-26	HITES STEVEN D	1AF *	0	12000	91370
175	1	2009-05-21	HITES STEVEN & BRENDA BOS	1SD *	79000	10490	75200
31	1	2008-01-18	RUDASILL EARL E	1QC *	0	9910	71800

Year	Land	Bldg	Total	Net Tax
2021	4410	39090	43500	1567.62
2020	4410	39090	43500	1353.26

p r o j e c t		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
306	BLOOM #1043 - BLANCHARD			XA/2025



9960 SR 53 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level	1875	132710
Metal Roof		132710
Plaster/Drywall	X	2000
Panelled Wall	X	3280
Floor/Carpet	X	11620
Floor/Tile-Lino	L	6590
Number of Rooms	6	156200
Bedrooms	3	
Fireplace		
Openings	1	
Stacks	1	
Central Heat	A	
FORCED AIR		
Central A/C	A	3300
Plumbing		
Standard	1	1.3400

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	1875		1950AV	156200	.55	Dpr	94190
2 SCH HSE	* 0	26X40	1040	OLD/	5000			5000
3 Shed		12X16	192	D OLD/AV	1840	.65		640
4 P	RFX0	6X16	96	D OLD/AV	770	.65		270
5 Shed		8X26	208	D 1950AV	2000	.65		700
6 P	EFP	6X6	36	D 1950AV	1150	.65		400

homesite	acres/	effective	depth	actual	effective	extended	true
	frontage	frontage	depth	rate	rate	value	value
small acreage	.1410		factor	18000	18000	18000	18000
				5000	5000	710	710