

PLEASANT TWP
KENTON SD

00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-210010.0000
D43

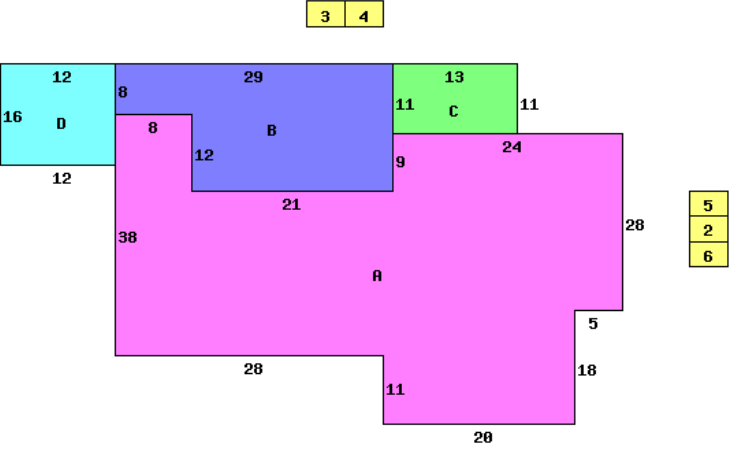
RES
2025

sale

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
9960	SR 53	1AF
KENTON OH 43326		\$0

Eff Rate:- 49.60 — 43.46 — 45.84 — 45.76 — a/r				
Tax Year	2022	2023	2024	2025
Prop Cls	511	511	511	511
Acres	1.0000	1.0000	1.0000	1.1410
Land100%	12600	18000	18000	18710
Bldg100%	111690	101200	101200	101200
Totl100%	124290t	119200t	119200t	119910t
Cauv100%				
Tax Value:				
Land 35%	4410	6300	6300	6550
Bldg 35%	39090	35420	35420	35420
Totl 35%	43500t	41720t	41720t	41970t
Hmstd35%	41360	39500	39500	39270
Owner 0c	39.06	33.84	33.80	33.24
Hmstd RB	392.70	359.26	407.30	421.50
Net Tax	1561.68	1277.20	1328.54	1323.84
hmstd 6300 l 32970 b				
Sp-Asmnt	24.00	28.90	24.90	27.90

SHB+ 1	CONS F/C F OP F	TYPE M G P O	FACT	SQ-FT 1875 484 143 192	VALUE 11620 4290 2300	a b c d	*MAIN GRAGE PORCH OTHER
04							
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
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			132710
B 1 2 U A		FRAME	HIP
Plaster/Drywall	X	Fireplaces	2000
Panelled Wall	X	Air Conditioning	3280
Floor/Carpet	X	Garages and Carports	11620
Floor/Tile-Lino	L	Extra Features	6590
Number of Rooms	6	Total Value	156200
Bedrooms	3	PUB ELECTRIC	
Fireplace		PRIV WATER	
Openings	1	PRIV SEWER	
Stacks	1	PUB PAVED ST/RD	
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	
Central A/C	A	3300	
Plumbing		Dwl/Gar/NC%	
Standard	1	1.3400	

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	FtxFt	1875	Rate		Cond	Value	Dpr	Dpr	Value
2 SCH HSE	* 0	26X40	1040		C	1950AV	156200	.55		94190
3 Shed		12X16	192		D	OLD/	5000			5000
4 P	RFX0	6X16	96		D	OLD/AV	1840	.65		640
5 Shed		8X26	208		D	OLD/AV	770	.65		270
6 P	EFP	6X6	36		D	1950AV	2000	.65		700
							1150	.65		400
homesite	acres/	effective	depth	actual	effective	extended	true			
small acreage	frontage	frontage	depth	rate	rate	value	value			
	.1410			18000	18000	18000	18000			
				5000	5000	710	710			