PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-210010.0000 RES
D43 2026

sale

2023	HITES STEVEN D	2018-11-26	
2024	HITES STEVEN D	2018-11-26	
2025	HITES STEVEN D	2018-11-26	
2026	HITES STEVEN D	2018-11-26	SE COR SE 1/4 21 1.141A
	9960 SR 53	1AF	
		$0	
	KENTON OH 43326		

2027	DOUGLAS GWENDOLYN	2025-10-23	
	9960 SR 53	1WD	
	KENTON OH 43326		

2028	DOUGLAS STEVEN & GWEN T	2026-09-02	
	9960 SR 53	3QC	
	KENTON OH 43326		

Eff Rate:

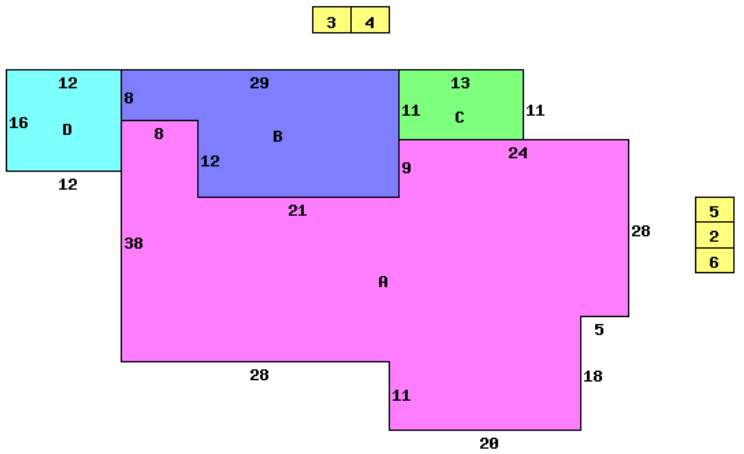
	43.46	45.84	45.76	45.76	a/r			
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	1.0000	1.0000	1.1410	1.1410	1.1410			
Land100%	18000	18000	18710	18710		18710	21400	21410
Bldg100%	101200	101200	101200	101200		101200	126510	126500
Totl100%	119200t	119200t	119910t	119910t		119910t	147910t	147910t
Cauv100%								
Tax Value:								
Land 35%	6300	6300	6550	6550		6550	7490	7490
Bldg 35%	35420	35420	35420	35420		35420	44280	44280
Totl 35%	41720t	41720t	41970t	41970t		41970t	51770t	51770t
Hmstd35%	39500	39500	39270	39270		39270	49070	
Owner Oc	33.84	33.80	33.24	33.24	33.24	hmstd 6300 l	32970 b	
Hmstd RB	359.26	407.30	421.50	421.50	421.50			
Net Tax	1277.20	1328.54	1323.84	1323.84	1323.84			
Sp-Asmnt	28.90	24.90	27.90	27.90				

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

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
400	3	2026-09-02	DOUGLAS STEVE & GWEN TRUS	3QC	*	0	18710	101200
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
2022	4410	39090	43500	1561.68
2021	4410	39090	43500	1567.62

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			
306	BLOOM #1043 - BLANCHARD	XA/2025			



9960 SR 53 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1875	132710
	Subtotal			132710
Metal	Roof	HIP		

B 1 2 U A

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		
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 F/C		1875		C	1950AV	156200	.55		119490
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

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	.1410				5000	5000	710	710

Call Back: Sign: PSN Date: 2015-11-20 Lister:

33-210010.0000-v082020R