PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-210014.0000 RES
D36 2026

sale

2023 HUNT MICHAEL A & CHRI	2011-09-28	
2024 HUNT MICHAEL A & CHRI	2011-09-28	
2025 HUNT MICHAEL A & CHRI	2011-09-28	
2026 HUNT MICHAEL A & CHRIST	2011-09-28 PT NW1/4 NE1/4 21 5.00A	
14688 TR 100	1WD	
	$259,000	
KENTON OH 43326		

Eff Rate:

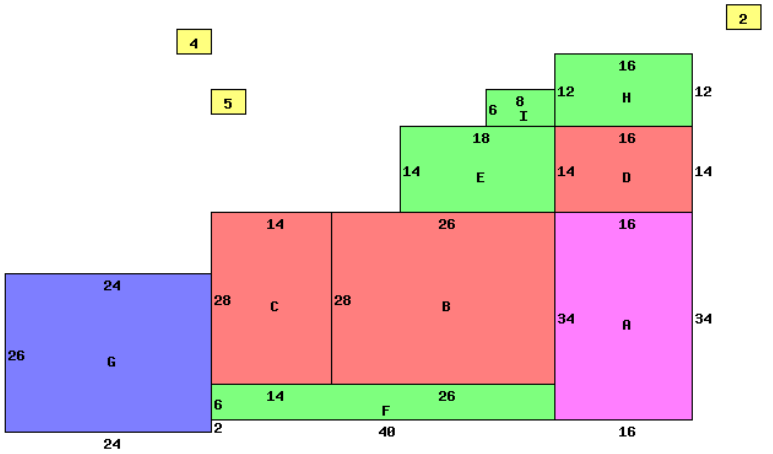
Tax Year	2023	2024	2025	2026	2026 a/r	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	5.0000	5.0000	5.0000	5.0000	5.0000			
Land100%	30000	30000	30000	30000		30000	32710	32700
Bldg100%	333310	333310	333310	333310		333310	419860	419870
Totl100%	363310t	363310t	363310t	363310t		363310t	452570t	452570t
Cauv100%								
Tax Value:								
Land 35%	10500	10500	10500	10500		10500	11450	11450
Bldg 35%	116660	116660	116660	116660		116660	146950	146950
Totl 35%	127160t	127160t	127160t	127160t		127160t	158400t	158400t
Hmstd35%	119060	119060	119060	119060		119060	150310	
Owner Oc	101.96	101.86	100.78	100.78	100.78	hmstd 6300 l 112760 b		
Hmstd RB								
Net Tax	4988.96	5291.90	5287.96	5287.96	5287.96			
Sp-Asmnt	25.00	21.00	24.00	24.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	B/C	M		544		a	*MAIN
2	F/C	A		728		b	ADDTN
1	B/C	A		392		c	ADDTN
1	B/C	A		224		d	ADDTN
	PAT	P		252	760	e	PORCH
	OP	P		240	7200	f	PORCH
	B2	G	F	624	20440	g	GRAGE
	PAT	P		192	580	h	PORCH
	PAT	P		48	140	i	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
421	1	2011-09-28	HUNT MICHAEL A & CHRISTIN	1WD	259000	20090	220770
403	0	1986-06-04		*	115000	0	123800

Year	Land	Bldg	Total	Net Tax
2022	6510	98100	104610	4698.34
2021	6510	100920	107430	4845.82

project		ben acres	/ %	factor
131	BLANCHARD RIVER MAINT XA/2025			
500	HARDIN COUNTY LANDFILL XA/2025			
921	BLANCHARD RIVER MAINT XA/2023			
235	KELLOGG #983 - BLANCHARD XA/2025			



14688 TR 100 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	BRICK	1888	147080
	Full Upper	BRICK	1272	69480
	Subtotal			216560
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall	D	D	
Floor/Carpet	X	X	
Number of Rooms	6	4	
Bedrooms		4	
Central Heat		A	
FORCED AIR			
Central A/C		A	
Plumbing			
Standard	1		
Extra 3 Fixture	2		
Extra 2 Fixture	1		

Air Conditioning	5590
Plumbing	5600
Garages and Carports	20440
Extra Features	8680
Total Value	256870
PUB ELECTRIC	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Neighborhood:	
Code:	3300
Dwl/Gar/NC%	1.7000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 B/C		3160		B-	1979VG	308240	.22		408730
2	Pole Build		30X45	1350		C	1979AV	16200	.65		5670
4	POND	*.15A		0			2021AV	0			0
5	P	OFP	12X16	192		C	2022AV	5760	.05		5470

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
other	4.0000				3000	3000	12000	12000

Call Back: Sign: PSN Date: 2015-11-20 Lister: 33-210014.0000-v082020R