

PLEASANT TWP
KENTON SD

00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-210016.0000
D39

RES
2025

sale

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

2022 RAINSBURG JAMES G	2013-10-07
2023 RAINSBURG JAMES G	2013-10-07
2024 RAINSBURG JAMES G	2013-10-07
2025 RAINSBURG JAMES G	2013-10-07 PT NW1/4 NE1/4 S21 3.00A
14548 TR 100	LWD
KENTON OH 43326	\$0

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	511	511	511	511	511	511
Acres	3.0000	3.0000	3.0000	3.0000	3.0000	
Land100%	16200	24800	24800	24800	24800	24800
Bldg100%	207170	247200	247200	247200	247200	247190
Totl100%	223370t	272000t	272000t	272000t	272000t	271990t
Cauv100%						
Tax Value:						
Land 35%	5670	8680	8680	8680	8680	8680
Bldg 35%	72510	86520	86520	86520	86520	86520
Totl 35%	78180t	95200t	95200t	95200t	95200t	95200t
Hmstd35%	75950	90120	90120	90120	90120	
Owner Oc	71.72	77.18	77.10	76.30	76.30	hmstd 6300 l 83820 b
Hmstd RB	392.70	359.26	407.30	421.50	421.50	
Net Tax	3118.28	3374.96	3553.70	3536.56	3536.56	
Sp-Asmnt	21.00	25.00	21.00	24.00		

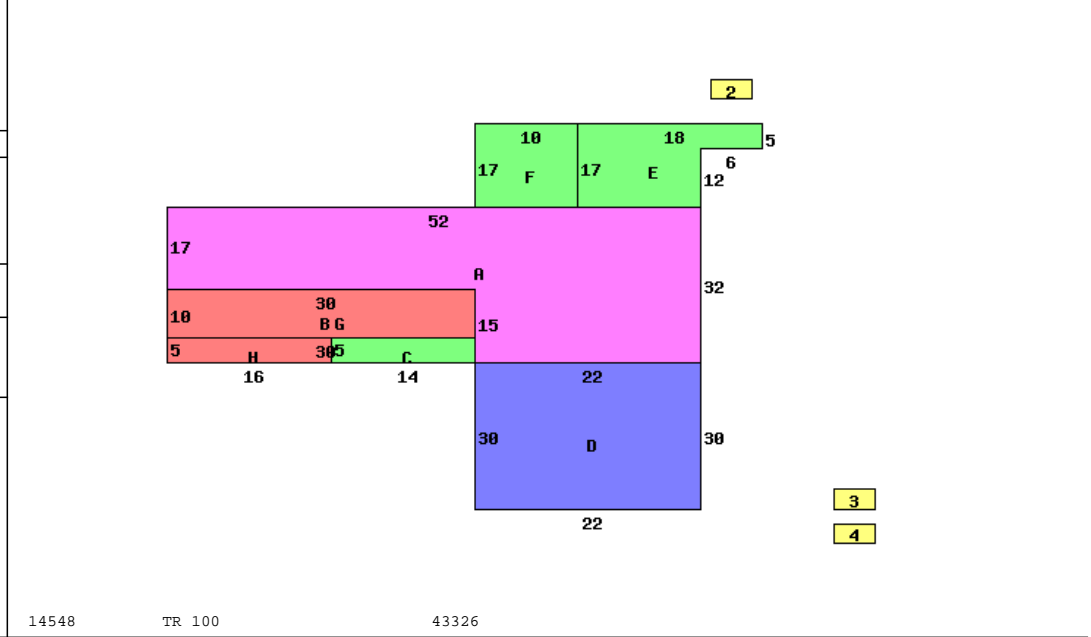
SHB+ 1H	CONS F/C	TYPE M	FACT A	SQ-FT 1214	VALUE	a *MAIN
1	F/C	A		300		b ADDTN
	STP	P		70	280	c PORCH
	F2	G		660	15840	d GRAGE
	DK	P		234	3510	e PORCH
	EFP	P		170	6800	f PORCH
1	VAULT	X		300		g OTHER
	F/C	A		80		h ADDTN

225 sq ft of cathedral ceiling

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
460	1	2013-10-07	RAINSBURG JAMES G	LWD *	0	16510	178600
567	1	2006-09-14	RAINSBURG JAMES G &	LWD	203000	15910	170400
594	1	2003-10-15	STEINER EDWIN J & DAWN E	LWD	192000	14000	148710
213	1	1999-05-19	POLING KATHY J	LQC *	0	13000	115170
789	1	1995-08-21	CRISP KATHY J	LWD	150000	13110	109000
591	1	1991-07-26		LUN *	109000	0	84600

Year	Land	Bldg	Total	Net Tax
2021	5670	72510	78180	3130.08
2020	5670	72510	78180	2701.84

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



14548 TR 100 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1H	Sq-Ft	Value
Floor Level		
Main	FRAME	1594 125240
Part Upper	FRAME	1214 38420
Subtotal		163660
Shingle	Roof	GABLE
B 1 2 U A		
Plaster/Drywall	X X	Fireplaces 2000
Floor/Carpet	X X	Air Conditioning 4990
Floor/Tile-Lino	X X	Plumbing 3500
Number of Rooms	4 3	Garages and Carports 15840
Bedrooms	2 2	Extra Features 10590
		Total Value 200580
Fireplace		
Openings	1	PUB ELECTRIC
Stacks	1	PRIV WATER
Central Heat	A	PRIV SEWER
FORCED AIR		PUB PAVED ST/RD
Central A/C	A	
Plumbing		Neighborhood:
Standard	1	Code: 3300
Extra 3 Fixture	1	Dwl/Gar/NC% 1.3400
Extra 2 Fixture	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1H F/C	2808		C+	1988VG	220640	.19	239480
2 Pole Build		24X32	768	C	1994AV	9220	.60	3690
3 Shed		10X24	240	D	2020AV	2300	.15	1960
4 Shed		14X18	252	D	2020AV	2420	.15	2060
homesite	acres/	effective	depth	actual	effective	extended	true	
small acreage	frontage	frontage	depth	rate	rate	value	value	
other	1.0000	18000	18000	18000	18000	18000	18000	
	.4000	5000	5000	5000	5000	2000	2000	
	1.6000	3000	3000	3000	3000	4800	4800	
Total Value								