PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-210016.0000 RES
D39 2026

sale

2023	RAINSBURG JAMES G	2013-10-07
2024	RAINSBURG JAMES G	2013-10-07
2025	RAINSBURG JAMES G	2013-10-07
2026	RAINSBURG JAMES G	2013-10-07 PT NW1/4 NE1/4 S21 3.00A
	14548 TR 100	1WD
		$0
	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	3.0000	3.0000	3.0000	3.0000	3.0000			
Land100%	24800	24800	24800	24800		24800	27510	27500
Bldg100%	247200	247200	247200	247200		247200	311540	311530
Totl100%	272000t	272000t	272000t	272000t		272000t	339060t	339030t
Cauv100%								
Tax Value:								
Land 35%	8680	8680	8680	8680		8680	9630	9630
Bldg 35%	86520	86520	86520	86520		86520	109040	109040
Totl 35%	95200t	95200t	95200t	95200t		95200t	118670t	118660t
Hmstd35%	90120	90120	90120	90120		90120	113590	
Owner Oc	77.18	77.10	76.30	76.30	76.30	hmstd 6300 l	83820 b	
Hmstd RB	359.26	407.30	421.50	421.50	421.50			
Net Tax	3374.96	3553.70	3536.56	3536.56	3536.56			
Sp-Asmnt	25.00	21.00	24.00	24.00				

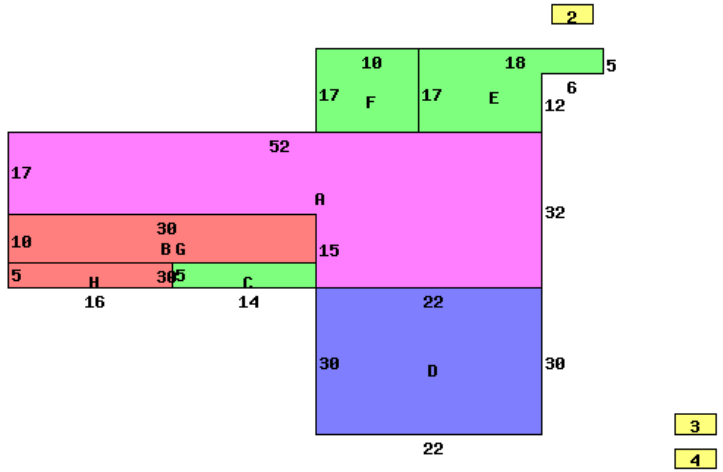
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		1214		a	*MAIN
1	F/C	A		300		b	ADDTN
	STP	P		70	280	c	PORCH
	F2	G		660	15840	d	GRAGE
	DK	P		234	3510	e	PORCH
	EFP	P		170	6800	f	PORCH
	VAULT	X		300		g	OTHER
1	F/C	A		80		h	ADDTN

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	1WD *	0	16510	178600
567	1	2006-09-14	RAINSBURG JAMES G &	1WD	203000	15910	170400
594	1	2003-10-15	STEINER EDWIN J & DAWN E	1WD	192000	14000	148710
213	1	1999-05-19	POLING KATHY J	1QC *	0	13000	115170
789	1	1995-08-21	CRISP KATHY J	1WD	150000	13110	109000
591	1	1991-07-26		1UN *	109000	0	84600

Year	Land	Bldg	Total	Net Tax
2022	5670	72510	78180	3118.28
2021	5670	72510	78180	3130.08

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

			Sq-Ft	Value
Story Height 1H				
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%	1.7000
Extra 2 Fixture	1			

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1H F/C		2808		C+	1988VG	220640	.19		303820
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

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	.4000				5000	5000	2000	2000
other	1.6000				3000	3000	4800	4800

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