PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-230011.0000 RES
E05 2026

sale

2023 KINDELL DOUGLAS W	2022-12-12	
2024 KINDELL DOUGLAS W	2022-12-12	
2025 PARKER TOM W JR & NAN	2024-09-26	
2026 PARKER TOM W JR & NANCY	2024-09-26	PT N 1/2 NW 1/4 23 3.38A
16534 TR 100	1SD	SEE PCL 33-230011.01 FOR
	$115,000	REST OF SPECIAL ASSESSMEN
KENTON OH 43326		

Eff Rate:– 43.46 — 45.84 — 45.76 — 45.76 — a/r

	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	511	511	511	511	0	511	511	511
Acres	3.3800	3.3800	3.3800	3.3800	3.3800			
Land100%	29910	29910	29910	29910		29910	32600	32600
Bldg100%	177030	177030	177030	177030		177030	223890	223890
Totl100%	206940t	206940t	206940t	206940t		206940t	256490t	256490t
Cauv100%								
Tax Value:								
Land 35%	10470	10470	10470	10470		10470	11410	11410
Bldg 35%	61960	61960	61960	61960		61960	78360	78360
Totl 35%	72430t	72430t	72430t	72430t		72430t	89770t	89770t
Hmstd35%	67350							
Owner Oc	57.68	57.62						
Hmstd RB								
Net Tax	2842.10	3014.64	3069.42	3069.42	3069.42			
Sp-Asmnt	44.00	36.00	48.00	48.00				

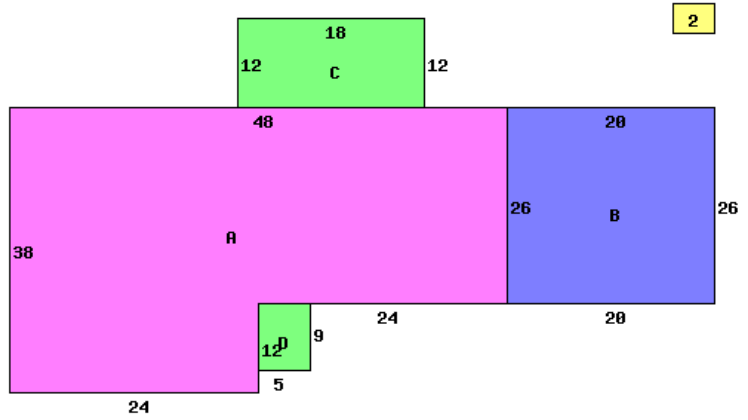
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1536		a	*MAIN
	ST2CR	G		520	14560	b	GRAGE
	EFP	P		216	8640	c	PORCH
	OFP	P		45	1350	d	PORCH

#: 14 L/W
332300140000 2.26a

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
415	1	2024-09-26	PARKER TOM W JR & NANCY J	1SD		115000	29910	177030
560	1	2022-12-12	KINDELL DOUGLAS W	1QC	*	0	19740	147000
559	1	2022-12-12	KINDELL DOUGLAS W	1QC	*	0	19740	147000
460	1	2021-10-15	KINDELL DAVID M & DOUGLAS	1AF	*	0	19740	147000
459	1	2021-10-15	KINDELL DAVID M & DOUGLAS	1AF	*	0	19740	147000
285	1	2020-07-21	KINDELL VADA	1CT	*	0	19140	117910
284	1	2020-07-21	KINDELL VADA	1CT	*	0	19140	117910

Year	Land	Bldg	Total	Net Tax
2022	6910	51450	58360	2622.22
2021	6910	51450	58360	2238.00

	project		ben acres	/ %	factor
131	BLANCHARD RIVER MAINT	XA/2025			
235	KELLOGG #983 - BLANCHARD	XA/2025			
253	BAUGHMAN #1012 BLANCHARD RIV	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			
921	BLANCHARD RIVER MAINT	XA/2023			
306	BLOOM #1043 - BLANCHARD	XA/2025			
332	LONG #1097 - BLANCHARD RIVER	XA/2025			



16534 TR 100 43326

Occupancy 1 Single Family *DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1536	133420
	Basement		1536	28420
	Subtotal			161840
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall		P	650 sq ft	
Panelled Wall	X			
Floor/Carpet	X	X		
Floor/Tile-Lino		T		
Number of Rooms	3	6		
Bedrooms		3		
Fireplace				
Openings	1			
Stacks	1			
Central Heat		A		
ELECTRIC				
Central A/C		A		
Plumbing				
Standard	1			
Extra 3 Fixture	1			

Basement Finish	7170
Fireplaces	2000
Air Conditioning	2610
Plumbing	2100
Garages and Carports	14560
Extra Features	9990
Total Value	200270
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	1 B F		2186		C	1963GD	200270	.35		221300
2	Pole Build	1 P 0	22X28	616		C	1973AV	7390	.65		2590

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	2.3800				5000	5000	11900	11900

Call Back: Sign: PSN Date: 2015-11-24 Lister: