

PLEASANT TWP
KENTON SD

00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-230011.0000
E05

RES
2025

sale

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

2022 KINDELL DAVID M & DOU	2021-10-15
2023 KINDELL DOUGLAS W	2022-12-12
2024 KINDELL DOUGLAS W	2022-12-12
2025 PARKER TOM W JR & NANCY	2024-09-26
16534 TR 100	1SD
KENTON OH 43326	\$115,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	3.3800	3.3800	3.3800	3.3800	
Land100%	19740	29910	29910	29910	29900
Bldg100%	147000	177030	177030	177030	177030
Totl100%	166740t	206940t	206940t	206940t	206930t
Cauv100%					
Tax Value:					
Land 35%	6910	10470	10470	10470	10470
Bldg 35%	51450	61960	61960	61960	61960
Totl 35%	58360t	72430t	72430t	72430t	72430t
Hmstd35%	55260	67350			
Owner Oc	52.18	57.68	57.62		
Hmstd RB					
Net Tax	2622.22	2842.10	3014.64	3069.42	
Sp-Asmnt	36.00	44.00	36.00	48.00	

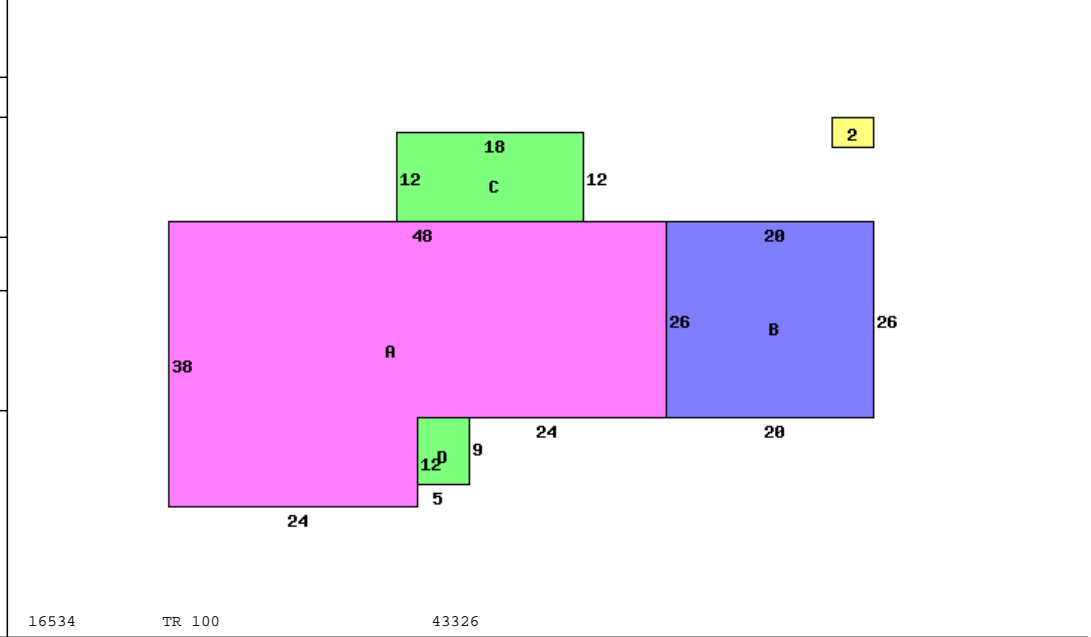
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	B	F	M	1536			
	ST2CR	G		520	14560		b GRAGE
	EFP	P		216	8640		c PORCH
	OFF	P		45	1350		d PORCH

#: 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
2021	6910	51450	58360	2238.00
2020	6910	51450	58360	1931.96

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



Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	1	Sq-Ft Value
Floor Level	Main	FRAME 1536 133420
	Basement	1536 28420
	Subtotal	161840
Shingle	Roof	HIP
	B 1 2 U A	650 sq ft
Plaster/Drywall	P	Basement Finish 7170
Panelled Wall	X	Fireplaces 2000
Floor/Carpet	X X	Air Conditioning 2610
Floor/Tile-Lino	T	Plumbing 2100
Number of Rooms	3 6	Garages and Carports 14560
Bedrooms	3	Extra Features 9990
		Total Value 200270
Fireplace		
Openings	1	PUB ELECTRIC
Stacks	1	PRIV WATER
Central Heat	A	PRIV SEWER
ELECTRIC		PUB PAVED ST/RD
Central A/C	A	
Plumbing		Neighborhood:
Standard	1	Code: 3300
Extra 3 Fixture	1	Dwl/Gar/NC% 1.3400

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 B F	22X28	2186	616	C	1963GD	200270	.35			174440
2 Pole Build	1 P 0				C	1973AV	7390	.65			2590
homesite		acres/	effective	depth	actual	effective	extended	true			
small acreage		frontage	frontage	depth	rate	rate	value	value			
		1.0000			18000	18000	18000	18000			
		2.3800			5000	5000	11900	11900			

Call Back:	Sign: PSN Date: 2015-11-24	Lister:	33-230011.0000-v082020R
------------	----------------------------	---------	-------------------------