

PLEASANT TWP
KENTON SD

00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-240020.0000
E23

RES
2025

sale

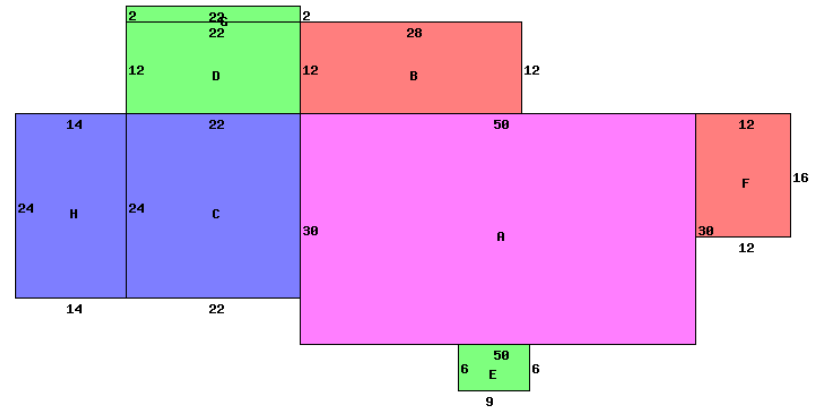
Eff Rate:- 49.60 — 43.46 — 45.84 — 45.76 — a/r

| | |
|------------------------------|------------------------------|
| 2022 WATKINS HOWARD N & RU | 1995-10-26 |
| 2023 WATKINS HOWARD N & RU | 1995-10-26 |
| 2024 WATKINS HOWARD N & RU | 1995-10-26 |
| 2025 WATKINS HOWARD N & RUTH | 1995-10-26 S 2 NW 4 24 1.60A |
| 17431 TR 104 | 6QC |
| KENTON OH 43326 | \$0 |

| | | | | | | |
|------------|---------|---------|---------|---------|---------|----------------------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | 2025 | CAMA |
| Prop Cls | 511 | 511 | 511 | 511 | 511 | 511 |
| Acres | 1.6000 | 1.6000 | 1.6000 | 1.6000 | 1.6000 | 21000 |
| Land100% | 14400 | 21000 | 21000 | 21000 | 21000 | 172500 |
| Bldg100% | 145770 | 172510 | 172510 | 172510 | 172510 | 193500t |
| Totl100% | 160170t | 193510t | 193510t | 193510t | 193510t | |
| Cauvl00% | | | | | | |
| Tax Value: | | | | | | |
| Land 35% | 5040 | 7350 | 7350 | 7350 | 7350 | 7350 |
| Bldg 35% | 51020 | 60380 | 60380 | 60380 | 60380 | 60370 |
| Totl 35% | 56060t | 67730t | 67730t | 67730t | 67730t | 67730t |
| Hmstd35% | 55430 | 66680 | 66680 | 66680 | 66680 | |
| Owner Oc | 52.34 | 57.10 | 57.04 | 56.44 | 56.44 | hmstd 6300 l 60380 b |
| Hmstd RB | 392.70 | 359.26 | 407.30 | 421.50 | 421.50 | |
| Net Tax | 2123.98 | 2295.24 | 2408.58 | 2392.30 | 2392.30 | |
| Sp-Asmnt | 18.00 | 22.00 | 18.00 | 18.00 | | |

| | | | | | | |
|------------|--------|--------|--------|------------|-----------|---------|
| SHB+ 1 B 1 | CONS F | TYPE M | FACT A | SQ-FT 1500 | VALUE 336 | a *MAIN |
| | F/C | A | | 528 | 12670 | b ADDTN |
| | F2 | G | | 264 | 10560 | c GRAGE |
| | STP | P | | 54 | 220 | d PORCH |
| | F/C | A | | 192 | | e PORCH |
| | DK | P | | 44 | 660 | f ADDTN |
| | F | G | | 336 | 8060 | g PORCH |
| | | | | | | h GRAGE |

| | | | | | | | | | |
|----------------------------|-----------|----------------------|----------------------------|---------------------|----------|----------------------|---------------|--|--|
| gas fireplace | | | | | | | | | |
| Sale# 1042 | #p 6 | sale date 1995-10-26 | To WATKINS HOWARD N & RUTH | Type/Invalid? 6QC * | Sale\$ 0 | co:land 9000 | co:bldg 62400 | | |
| Year 2021 | Land 5040 | Bldg 51020 | Total 56060 | Net Tax 2132.02 | | | | | |
| 2020 | 5040 | 51020 | 56060 | 1840.20 | | | | | |
| p r o j e c t | | | | | | | | | |
| 500 HARDIN COUNTY LANDFILL | | | | XA/2025 | | ben acres / % factor | | | |



17431 TR 104 43326

| | | |
|---------------------------|------------------------|----------------------------|
| Occupancy 1 Single Family | *DWELLING COMPUTATIONS | |
| Story Height 1 | Sq-Ft | Value |
| Floor Level | 2028 | 138720 |
| Main | 1500 | 27750 |
| Basement | | 166470 |
| Subtotal | | |
| Shingle | | |
| Roof | | |
| B 1 2 U A | | |
| Plaster/Drywall | D | Air Conditioning 3590 |
| Panelled Wall | X | Plumbing 2100 |
| Unfinished Wall | X | Garages and Carports 20730 |
| Floor/Hardwood | X | Extra Features 11440 |
| Floor/Carpet | X | Total Value 204330 |
| Floor/Concrete | X | |
| Floor/Tile-Lino | L | |
| Number of Rooms | 2 8 | PUB ELECTRIC |
| Bedrooms | 3 | PRIV WATER |
| | | PRIV SEWER |
| | | PUB PAVED ST/RD |
| Central Heat | A | |
| FORCED AIR | | Neighborhood: |
| Central A/C | A | Code: 3300 |
| Plumbing | | Dwl/Gar/NC% 1.3400 |
| Standard | 1 | |
| Extra 3 Fixture | 1 | |

| | | | | | | | | | | |
|----------------------|----------------|------------------|-----------|-----------|---------|-----------------------|----------------------|-------------|---------|-------------------|
| Bldg Type 1 DWELLING | SHB+Cons 1 B F | DixHt FtxFt 2028 | Area 2028 | Unit Rate | Grade C | Blt/Renov Cond 1961GD | Replace Value 204330 | Phy Dpr .37 | Fnc Dpr | True Value 172500 |
| homesite | 1.0000 | effective | depth | depth | actual | effective | extended | true | | |
| small acreage | .6000 | frontage | depth | factor | rate | rate | value | value | | |
| | | | | | 18000 | 18000 | 18000 | 18000 | | |
| | | | | | 5000 | 5000 | 3000 | 3000 | | |

Call Back:

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

33-240020.0000-v082020R