

PLEASANT TWP
KENTON SD

00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-240020.0000
E23

RES
2025

sale

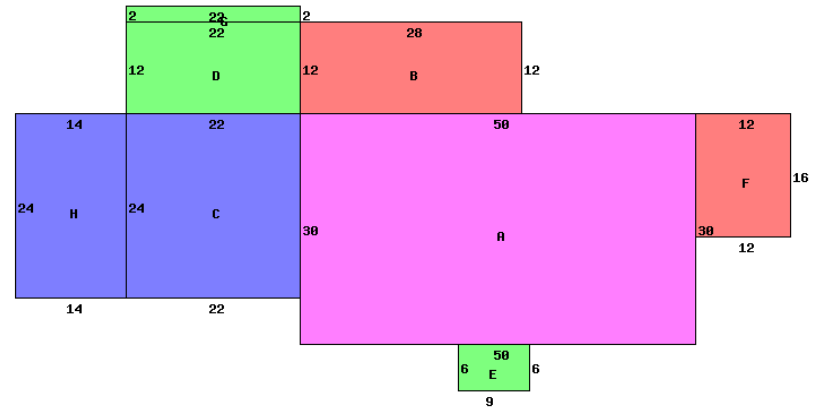
Eff Rate:- 49.60 — 43.46 — 45.84 — 45.76 — a/r

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

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

gas fireplace									
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd		
1042	6	1995-10-26	WATKINS HOWARD N & RUTH	6QC *	0	9000	62400		
Year	Land	Bldg	Total	Net Tax					
2021	5040	51020	56060	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	Sq-Ft	Value
Story Height	1		2028	138720
Floor Level	Main	FRAME	1500	27750
	Basement			166470
	Subtotal			
Shingle	Roof	GABLE		
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	PUB ELECTRIC		
Number of Rooms	2 8	PRIV WATER		
Bedrooms	3	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	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B F	FtxFt	2028	Rate	C	Cond	Value	Dpr	Dpr	Value
	acres/	effective	depth	depth	actual	effective	extended	value	true	value
homesite	1.0000	frontage	depth	factor	rate	rate	value	value	value	value
small acreage	.6000				18000	18000	18000	18000	18000	18000
					5000	5000	3000	3000	3000	3000

Call Back:

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

33-240020.0000-v082020R