

PLEASANT TWP
KENTON SD

00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-240020.0000
E23

RES
2025

sale

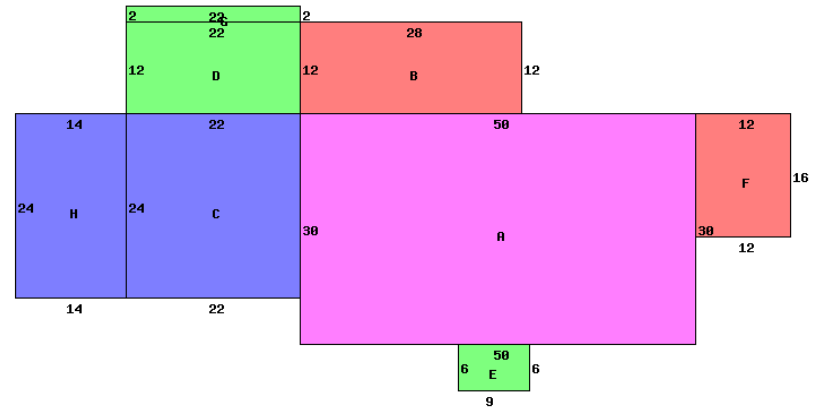
Eff Rate:- 49.60 — 43.46 — 45.84 — 45.76 — a/r

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	
Land100%	14400	21000	21000	21000	21000
Bldg100%	145770	172510	172510	172510	172500
Totl100%	160170t	193510t	193510t	193510t	193500t
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	
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			
Floor Level	Main	FRAME	2028	138720
	Basement		1500	27750
	Subtotal			166470
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	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B F	FtxFt	2028	Rate	Grade	Cond	Dpr	Dpr	Value
	acres/	effective	depth	depth	actual	effective	extended	true	
	frontage	frontage	depth	factor	rate	rate	value	value	
homesite	1.0000				18000	18000	18000	18000	
small acreage	.6000				5000	5000	3000	3000	

Call Back:

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

33-240020.0000-v082020R