PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-240020.0000 RES
E23 2026

sale

2023 WATKINS HOWARD N & RU	1995-10-26	
2024 WATKINS HOWARD N & RU	1995-10-26	
2025 WATKINS HOWARD N & RU	1995-10-26	
2026 WATKINS HOWARD N & RUTH	1995-10-26 S 2 NW 4 24 1.60A	
17431 TR 104	6QC	
	$0	
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	1.6000	1.6000	1.6000	1.6000	1.6000			
Land100%	21000	21000	21000	21000		21000	23710	23700
Bldg100%	172510	172510	172510	172510		172510	218830	218840
Totl100%	193510t	193510t	193510t	193510t		193510t	242540t	242540t
Cauv100%								
Tax Value:								
Land 35%	7350	7350	7350	7350		7350	8300	8300
Bldg 35%	60380	60380	60380	60380		60380	76590	76590
Totl 35%	67730t	67730t	67730t	67730t		67730t	84890t	84890t
Hmstd35%	66680	66680	66680	66680		66680	83840	
Owner Oc	57.10	57.04	56.44	56.44	56.44	hmstd 6300 l	60380 b	
Hmstd RB	359.26	407.30	421.50	421.50	421.50			
Net Tax	2295.24	2408.58	2392.30	2392.30	2392.30			
Sp-Asmnt	22.00	18.00	18.00	18.00				

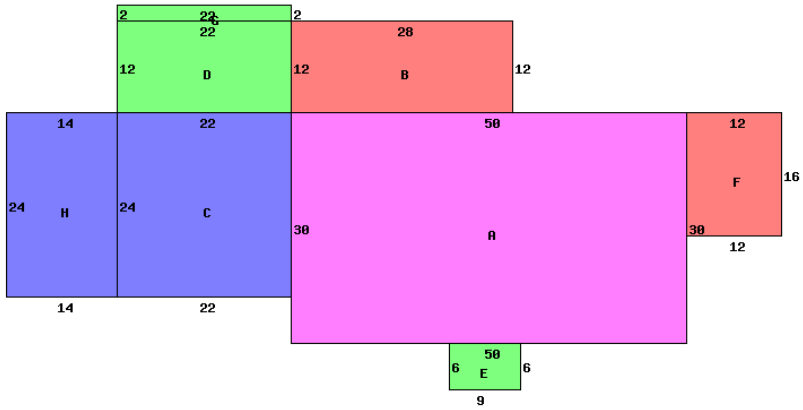
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1500		a	*MAIN
1	F/C	A		336		b	ADDTN
	F2	G		528	12670	c	GRAGE
	EFP	P		264	10560	d	PORCH
	STP	P		54	220	e	PORCH
1	F/C	A		192		f	ADDTN
	DK	P		44	660	g	PORCH
	F	G		336	8060	h	GRAGE

gas fireplace

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
1042	6	1995-10-26	WATKINS HOWARD N & RUTH	6QC *	0	9000	62400

Year	Land	Bldg	Total	Net Tax
2022	5040	51020	56060	2123.98
2021	5040	51020	56060	2132.02

project		ben acres	/ %	factor
500 HARDIN COUNTY LANDFILL	XA/2025			



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%	1.7000
Standard	1		
Extra 3 Fixture	1		

	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		2028		C	1961GD	204330	.37		218840

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	.6000				5000	5000	3000	3000

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

33-240020.0000-v082020R