PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-240021.0000 RES
E26 2026

sale

2023	BENSON STEVEN R	2003-04-17
2024	BENSON STEVEN R	2003-04-17
2025	BENSON STEVEN R	2003-04-17
2026	BENSON STEVEN R	2003-04-17 PT SW1/4 NE1/4 24 3.00A
	17581 TR 104	1QC
		$0
	KENTON OH 43326	

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

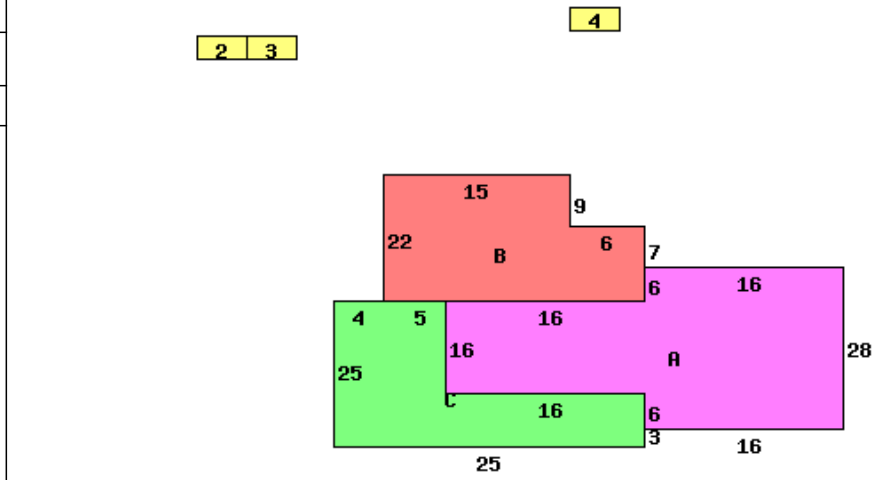
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	3.0000	3.0000	3.0000	3.0000	3.0000			
Land100%	27000	27000	27000	27000		27000	29710	29700
Bldg100%	115860	127570	127570	127570		127570	155200	155210
Totl100%	142860t	154570t	154570t	154570t		154570t	184910t	184910t
Cauv100%								
Tax Value:								
Land 35%	9450	9450	9450	9450		9450	10400	10400
Bldg 35%	40550	44650	44650	44650		44650	54320	54320
Totl 35%	50000t	54100t	54100t	54100t		54100t	64720t	64720t
Hmstd35%	43200	42990	42300	42300		42300	52920	
Owner Oc	37.00	36.78	35.80	35.80	35.80	hmstd 6300 l	36000 b	
Hmstd RB								
Net Tax	1964.78	2257.98	2256.82	2256.82	2256.82			
Sp-Asmnt	22.00	18.00	18.00	18.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		704		a	*MAIN
1	F/C	A		408		b	ADDTN
	OFP	P		369	11070	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
181	1	2003-04-17	BENSON STEVEN R	1QC *	0	13400	46430
979	2	1990-12-04		2UN *	32000	0	31510

Year	Land	Bldg	Total	Net Tax
2022	6300	31050	37350	1681.24
2021	6300	31050	37350	1687.58

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



17581 TR 104 43326

Occupancy 1 Single Family

Story Height 2

Floor Level			Sq-Ft	Value
	Main	FRAME	1112	102630
	Full Upper	FRAME	704	53150
	Basement		176	3710
	Subtotal			159490
Metal	Roof	GABLE		

*DWELLING COMPUTATIONS

	B	1	2	U	A
Plaster/Drywall		X	X		
Unfinished Wall	X				
Floor/Hardwood		X			
Floor/Pine			X		
Floor/Carpet		X			
Floor/Tile-Lino		L			
Number of Rooms	3	4	3		
Bedrooms		1	3		
Central Heat		A			
FORCED AIR					
Plumbing					
Standard	1				

Extra Features	11070
Total Value	170560
PUB ELECTRIC	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Neighborhood:	
Code:	3300
Dwl/Gar/NC%	1.7000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value	
1	DWELLING	2 B F		1816		C	1890GD	170560	.40	.25	130480	
2	Pole Build		30X40	1200		C	2009AV	17400	.40		10440	CONCRET FL
3	P	OFP	6X20	120		C	2008AV	3600	.45		1980	
4	Pole Build		36X30	1080		C	2023AV	12960	.05		12310	

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	1.8000				5000	5000	9000	9000
road	.2000							

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

33-240021.0000-v082020R