PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-240025.0000 RES
E31 2026

sale

2023 AUGUR KIM & JANICE A	2020-05-28	
2024 AUGUR KIM & JANICE A	2020-05-28	
2025 AUGUR KIM & JANICE A	2020-05-28	
2026 AUGUR KIM & JANICE A	2020-05-28 PT NE4 SE4 6.30A	
17822 TR 104	1SD	
	$262,500	
KENTON OH 43326		

Orig Tax Year 1995
Parent: 33-240008.0000

2027 HOLLY JENSEN S & KELSEY	2025-01-03	
17822 TR 104	1SD	
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	6.3000	6.3000	6.3000	6.3000	6.3000			
Land100%	37510	37510	37510	37510		37510	40200	40200
Bldg100%	282910	282910	282910	282910		282910	358940	358930
Totl100%	320430t	320430t	320430t	320430t		320430t	399140t	399130t
Cauv100%								
Tax Value:								
Land 35%	13130	13130	13130	13130		13130	14070	14070
Bldg 35%	99020	99020	99020	99020		99020	125630	125630
Totl 35%	112150t	112150t	112150t	112150t		112150t	139700t	139700t
Hmstd35%	105320	105320	105320	105320		105320	132880	
Owner Oc	90.20	90.10	89.16	89.16	89.16	hmstd 6300 l 99020 b		
Hmstd RB								
Net Tax	4399.80	4666.98	4663.50	4663.50	4663.50			
Sp-Asmnt	22.00	18.00	18.00	18.00				

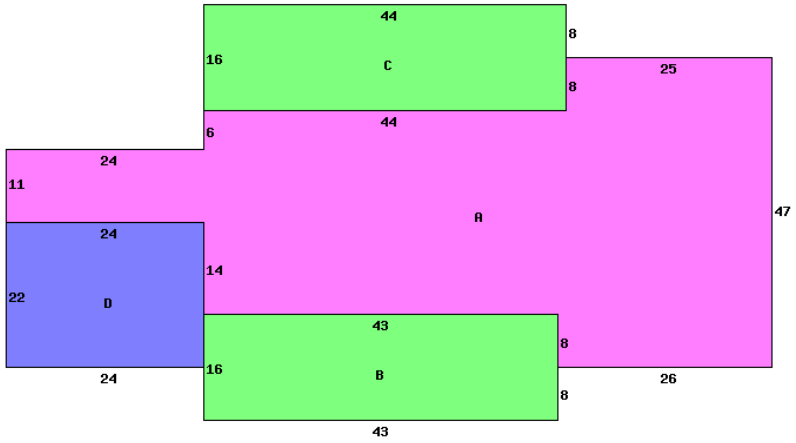
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	B	M		2811		a	*MAIN
	STP	P		688	2750	b	PORCH
	STP	P		704	2820	c	PORCH
	CB2	G		528	12670	d	GRAGE

gas fireplace is not in use

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
3	1	2025-01-03	HOLLY JENSEN S & KELSEY T	1SD		350000	37510	282910
224	1	2020-05-28	AUGUR KIM & JANICE A	1SD		262500	23690	218400
476	1	2011-10-31	DAVIS JESSI L & LUKE J	1SD		234000	22170	228570
14	1	1995-01-06	AUGUR KIM & JANICE A	1WD	*	110000	0	0

Year	Land	Bldg	Total	Net Tax
2022	8510	95140	103650	4655.88
2021	8510	95140	103650	4673.52

p r o j e c t		ben acres	/ %	factor
500 HARDIN COUNTY LANDFILL	XA/2025			



17822 TR 104 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	BRICK	2811	197190
	Basement		1180	21980
	Subtotal			219170
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X			
Unfinished Wall	X				
Floor/Carpet		X			
Number of Rooms	1	6			
Bedrooms		4			
Central Heat		A			
FORCED AIR					
Central A/C		A			
Plumbing					
Standard	1				
Extra 3 Fixture	1				

Air Conditioning	4860	PUB ELECTRIC	
Plumbing	2100	PRIV WATER	
Garages and Carports	12670	PRIV SEWER	
Extra Features	5570	PUB PAVED ST/RD	
Total Value	244370		
		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	1 B B		2811		B-	1978GD	293240	.28		358930

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	5.3000				5000	3680	19500	19500

Call Back: Sign: PSN Date: 2015-11-24 Lister: 33-240025.0000-v082020R