

PLEASANT TWP
KENTON SD

00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-250023.0000
E60

RES
2025

sale

2022 WATKINS PATRICIA	2017-09-12
2023 RAGER KENT & JENNIFER	2022-07-21
2024 RAGER KENT & JENNIFER	2022-07-21
2025 RAGER KENT & JENNIFER V	2022-07-21 PT SE1/4 NW1/4 25 10.90A
17253 SR 67	LSH
KENTON OH 43326	\$236,200

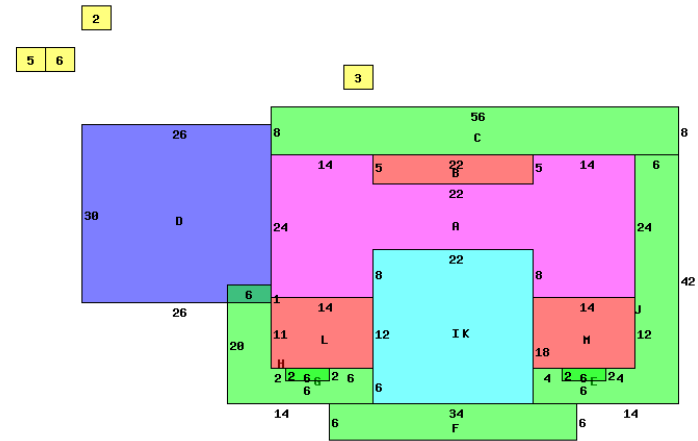
Eff Rate:-	49.60	43.46	45.84	45.76	a/r				
Tax Year	2022	2023	2024	2025	2025	2025	2026	CAMA	
Prop Cls	511	511	511	511	0	511	511	511	
Acres	10.9000	10.9000	10.9000	10.9000	10.9000				
Land100%	27630	42970	42970	42970		42970	42970	42960	
Bldg100%	274770	320000	320000	320000		320000	320000	320000	
Tot1100%	302400t	362970t	362970t	362970t		362970t	362970t	362960t	
Cauv100%									
Tax Value:									
Land 35%	9670	15040	15040	15040		15040	15040	15040	
Bldg 35%	96170	112000	112000	112000		112000	112000	112000	
TotL 35%	105840t	127040t	127040t	127040t		127040t	127040t	127040t	
Hmstd35%				114470		114470	114470		
Owner Oc					96.90	hmstd	6300 l	108170 b	
Hmstd RB									
Net Tax	4850.24	5086.12	5388.66	5383.66	5286.76				
Sp-Asmnt	18.00	22.00	18.00	18.00					

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1HB	F	M		914		b	ADDTN
1 B	F	A		110		c	PORCH
	DK	P		448	6720	d	GRAGE
	1	G		780	21840	e	PORCH
	BAY	P		12	460	f	PORCH
	DK	P		204	3060	g	PORCH
	BAY	P		12	460	h	PORCH
	OFFP	P		204	6120	i	OTHER
	CATH	X		572		j	PORCH
1 B	OFFP	P		336	10080	k	ADDTN
1 B	F	A		572		l	ADDTN
1 B	F	A		168		m	ADDTN

gas fireplace 2							
Sale#	#p	sale date	To	Type/Invalid?	Sales\$	co:land	co:bldg
183	1	2022-07-21	RAGER KENT & JENNIFER VAN	LSH	236200	27630	364910
398	1	2017-09-12	WATKINS PATRICIA	LWD *	0	25490	267630
67	1	2016-02-26	WATKINS PATRICIA	LWD *	0	25490	267630
133	1	2015-03-25	WATKINS PATRICIA	LAF *	0	25490	267630
621	1	2014-12-30	WATKINS PATRICIA	LAF *	0	25490	267630
285	1	2013-06-24	WATKINS MORGAN & JAIDEN	LQC *	0	25490	282630
566	1	1999-09-24	WATKINS PATRICIA	LSD	67500	16290	41740
198	1	1996-04-10	HOSTETLER RICHARD DALE	LWD	63000	16310	37200
122	1	1992-02-10		LWD	10000	11800	0

Year	Land	Bldg	Total	Net Tax
2021	9670	127720	137390	6319.40
2020	9670	127720	137390	5472.96

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



17253 SR 67 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1H	Sq-Ft Value
Floor Level	Main FRAME 1932 135070
	Part Upper FRAME 914 37010
	Basement 1932 35610
	Subtotal 207690
Shingle	Roof GABLE
	B 1 2 U A
Plaster/Drywall	D D Air Conditioning 4870
Unfinished Wall	X Plumbing 6300
Floor/Hardwood	X X Garages and Carports 21840
Floor/Concrete	X Extra Features 26900
Number of Rooms	3 4 2 Total Value 267600
Bedrooms	1 1 2
Central Heat	A PUB ELECTRIC
FORCED AIR	PRIV WATER
Central A/C	A PRIV SEWER
Plumbing	PUB PAVED ST/RD
Standard	1 Topo: ROLLING
Extra 3 Fixture	3 Neighborhood:
	Code: 3300
	Dwl/Gar/NC% 1.3400

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1HB F	FtxFt	2846	Rate	B	2000AV	347880	.22	.15	309060
2 POND	*.58A		0			OLD/	0			0
3 Pool	*NV		916		C	2004AV	0			0
4 Shelter		24X26	624		C	2003FR	6710	.55		3020
5 Shed	F	24X30	720		C	2003AV	8640	.50		4320
6 P	OFF	8X30	240		C	2003AV	7200	.50		3600
homesite	acres/	effective	depth	actual	effective	extended	true			
small acreage	frontage	frontage	depth	rate	rate	value	value			
road	1.0000	18000	18000	5000	18000	18000	18000			
	9.7500	5000	2560		24960	24960				
	.1500									