

PLEASANT TWP
KENTON SD

00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-250023.0000
E60

RES
2024

sale

2021	WATKINS PATRICIA	2017-09-12	
2022	WATKINS PATRICIA	2017-09-12	
2023	RAGER KENT & JENNIFER	2022-07-21	
2024	RAGER KENT & JENNIFER V	2022-07-21	PT SE1/4 NW1/4 25 10.90A
	17253 SR 67	1SH	
	KENTON OH 43326	\$236,200	

Eff Rate:-	49.77	49.60	43.46	45.84	a/r
Tax Year	2021	2022	2023	2024	CAMA
Prop Cls	511	511	511	511	511
Acres	10.9000	10.9000	10.9000	10.9000	
Land100%	27630	27630	42970	42970	42960
Bldg100%	364910	274770	320000	320000	320000
Totl100%	392540t	302400t	362970t	362970t	362960t
Cauv100%					
Tax Value:					
Land 35%	9670	9670	15040	15040	15040
Bldg 35%	127720	96170	112000	112000	112000
Totl 35%	137390t	105840t	127040t	127040t	127040t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	6319.40	4850.24	5086.12	5388.66	
Sp-Asmnt	18.00	18.00	22.00	18.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE
1HB	F	M		914	
1 B	F	A		110	
	DK	P		448	6720
	1	G		780	21840
	BAY	P		12	460
	DK	P		204	3060
	BAY	P		12	460
	OFFP	P		204	6120
	CATH	X		572	
	OFFP	P		336	10080
1 B	F	A		572	
1 B	F	A		168	
1 B	F	A		168	

a	*MAIN
b	ADDTN
c	PORCH
d	GRAGE
e	PORCH
f	PORCH
g	PORCH
h	PORCH
i	OTHER
j	PORCH
k	ADDTN
l	ADDTN
m	ADDTN

gas fireplace 2

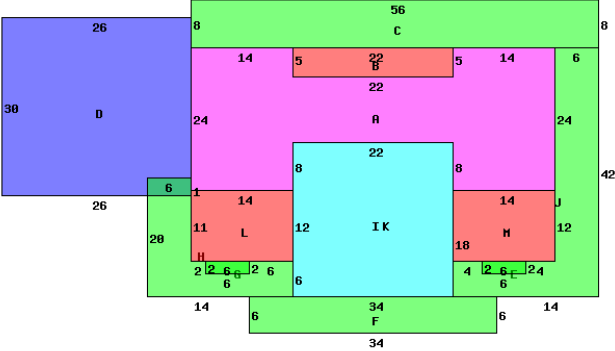
Sale#	#p	sale date	To	Type/Invalid?	Sales\$	co:land	co:bldg
183	1	2022-07-21	RAGER KENT & JENNIFER VAN	1SH	236200	27630	364910
398	1	2017-09-12	WATKINS PATRICIA	1WD *	0	25490	267630
67	1	2016-02-26	WATKINS PATRICIA	1WD *	0	25490	267630
133	1	2015-03-25	WATKINS PATRICIA	1AF *	0	25490	267630
621	1	2014-12-30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

Year	Land	Bldg	Total	Net Tax
2020	9670	127720	137390	5472.96
2019	9440	104900	114340	4379.58

project	ben acres	/ %	factor
500 HARDIN COUNTY LANDFILL	XA/2024		

2
5 6

3



4

17253 SR 67 43326

Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	1H	Sq-Ft Value
Floor Level	Main	FRAME
	Part Upper	FRAME
	Basement	
	Subtotal	
Shingle	Roof	GABLE
	B 1 2 U A	
	D D	
Plaster/Drywall	X	Air Conditioning
Unfinished Wall	X	Plumbing
Floor/Hardwood	X X	Garages and Carports
Floor/Concrete	X	Extra Features
Number of Rooms	3 4 2	Total Value
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:
		Dwl/Gar/NC%

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1HB F		2846		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/ frontage	effective frontage	depth	depth factor		actual rate	effective rate	extended value		true value
small acreage		1.0000					18000	18000	18000		18000
road		9.7500					5000	2560	24960		24960
		.1500									

Call Back:

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

33-250023.0000-v082020R