PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-250023.0000 RES
E60 2026

sale

2023 RAGER KENT & JENNIFER	2022-07-21	
2024 RAGER KENT & JENNIFER	2022-07-21	
2025 RAGER KENT & JENNIFER	2022-07-21	
2026 RAGER KENT & JENNIFER V	2022-07-21 PT SE1/4 NW1/4 25	10.90A
17253 SR 67	1SH	
	$236,200	
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	10.9000	10.9000	10.9000	10.9000	10.9000				
Land100%	42970	42970	42970	42970		42970	45660	45660	
Bldg100%	320000	320000	320000	320000		320000	403030	403040	
Totl100%	362970t	362970t	362970t	362970t		362970t	448690t	448700t	
Cauv100%									
Tax Value:									
Land 35%	15040	15040	15040	15040		15040	15980	15980	
Bldg 35%	112000	112000	112000	112000		112000	141060	141060	
Totl 35%	127040t	127040t	127040t	127040t		127040t	157040t	157050t	
Hmstd35%			114470	114470		114470	144490		
Owner Oc			96.90		96.90	hmstd 6300 l 108170 b			
Hmstd RB									
Net Tax	5086.12	5388.66	5286.76	5383.66	5286.76				
Sp-Asmnt	22.00	18.00	18.00	18.00					

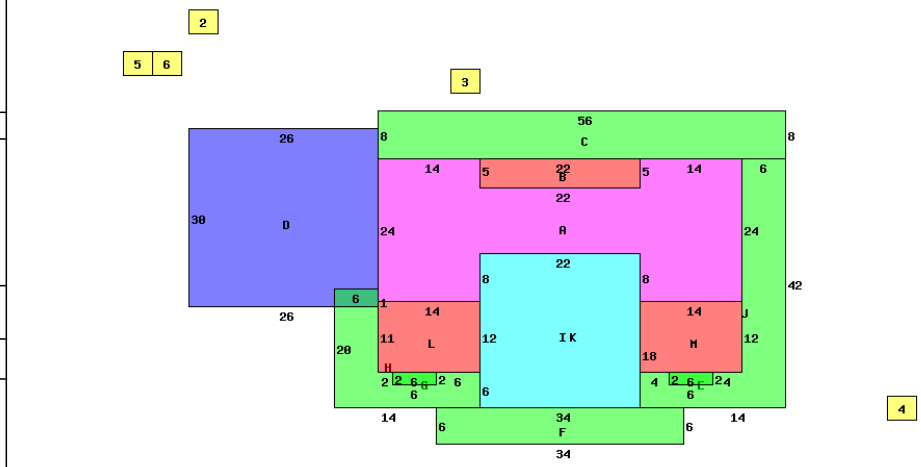
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		914		a	*MAIN
1 B	F	A		110		b	ADDTN
	DK	P		448	6720	c	PORCH
	1	G		780	21840	d	GRAGE
	BAY	P		12	460	e	PORCH
	DK	P		204	3060	f	PORCH
	BAY	P		12	460	g	PORCH
	OFP	P		204	6120	h	PORCH
	CATH	X		572		i	OTHER
	OFP	P		336	10080	j	PORCH
1 B	F	A		572		k	ADDTN
1 B	F	A		168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

gas fireplace 2

Sale#	#p	sale date	To	Type/Invalid?		Sale$	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	1QC	*	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
2022	9670	96170	105840	4850.24
2021	9670	127720	137390	6319.40

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



17253 SR 67 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
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		
Unfinished Wall	X				
Floor/Hardwood		X	X		
Floor/Concrete	X				
Number of Rooms	3	4	2		
Bedrooms	1	1	2		
Central Heat		A			
FORCED AIR					
Central A/C		A			
Plumbing					
Standard	1				
Extra 3 Fixture	3				

Air Conditioning	4870	PUB ELECTRIC	
Plumbing	6300	PRIV WATER	
Garages and Carports	21840	PRIV SEWER	
Extra Features	26900	PUB PAVED ST/RD	
Total Value	267600	Topo: ROLLING	
		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	1HB F		2846		B	2000AV	347880	.22	.15	392100
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	OFP	8X30	240		C	2003AV	7200	.50		3600

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	9.7500				5000	2560	24960	24960
road	.1500							

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