

PLEASANT TWP
KENTON SD

00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-250033.0000
E59

RES
2025

sale

2022	WATKINS WAYNE	2003-03-07	
2023	WATKINS WAYNE	2003-03-07	
2024	WATKINS WAYNE	2003-03-07	
2025	WATKINS WAYNE	2003-03-07	PT SE4 NW4 S25 3.724A
17217	SR 67 E	1WD	
	KENTON OH 43326	\$25,000	

Orig Tax Year 2004
Parent: 33-260036.0000

Eff Rate:- 49.60 — 43.46 — 45.84 — 45.84 — a/r

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	3.7240	3.7240	3.7240	3.7240	
Land100%	20770	31630	31630	31630	31620
Bldg100%	285340	327310	327310	327310	327320
Totl100%	306110t	358940t	358940t	358940t	358940t
Cauv100%					
Tax Value:					
Land 35%	7270	11070	11070	11070	11070
Bldg 35%	99870	114560	114560	114560	114560
Totl 35%	107140t	125630t	125630t	125630t	125630t
Hmstd35%	102260	118340	118340	116240	
Owner Oc	96.56	101.36	101.24		
Hmstd RB					
Net Tax	4813.26	4928.32	5227.62		
Sp-Asmnt	18.00	22.00	18.00		

hmstd 6300 l 109940 b

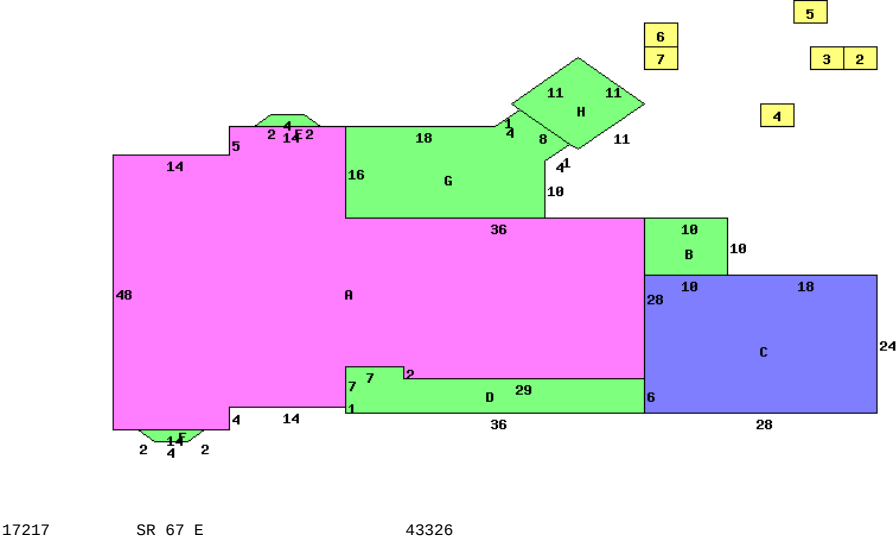
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE
1 B	F	M		2352	
	PAT	P		100	300
	F	G		672	19520
	OFF	P		230	6900
	OH	P		12	460
	OH	P		12	460
	DK	P		402	6030
	OFF	P		128	3840

a	*MAIN
b	PORCH
c	GRAGE
d	PORCH
e	PORCH
f	PORCH
g	PORCH
h	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
107	1	2003-03-07	WATKINS WAYNE	1WD	25000	0	0
Year		Land	Bldg	Total	Net Tax		
2021		7270	99870	107140	4831.48		
2020		7270	99870	107140	4170.64		

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

XA/2025



Occupancy 1 Single Family		*DWELLING COMPUTATIONS
Story Height 1		Sq-Ft Value
Floor Level	Main	FRAME 2352 155890
	Basement	2352 43230
	Subtotal	199120
Shingle	Roof	GABLE
	B 1 2 U A	
Plaster/Drywall	D	Air Conditioning 4050
Unfinished Wall	X	Plumbing 3500
Floor/Hardwood	X	Garages and Carports 19520
Floor/Carpet	X	Extra Features 17990
Floor/Concrete	X	Total Value 244180
Number of Rooms	1 7	
Bedrooms	4	
Central Heat	A	PUB ELECTRIC
FORCED AIR		PRIV WATER
Central A/C	A	PRIV SEWER
Plumbing		PUB PAVED ST/RD
Standard	1	Neighborhood:
Extra 3 Fixture	1	Code: 3300
Extra 2 Fixture	1	Dwl/Gar/NC% 1.3400

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace	Phy	Fnc	True
1 DWELLING	1 B F	2352	2352		B-	2003AV	293020	293020	.20		314120
2 Pole Build		30X40	1200		C	2003AV	14400	14400	.50		7200
3 P	OFF	8X40	320		C	2003AV	9600	9600	.50		4800
4 Shed	*PP	6X10	60			OLD/	0	0			0
5 Shed	*PP	8X12	0			2017	0	0			0
6 Pool	*PP		0			2017	0	0			0
7 P	DK	10X10	100		C	2017AV	1500	1500	.20		1200
homesite	acres/	effective	depth	depth	actual	effective	extended	true			
small acreage	frontage	frontage	factor	factor	rate	rate	value	value			
	1.0000	18000	18000	18000	18000	18000	13620	13620			
	2.7240	5000	5000	5000	5000	5000	13620	13620			

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

33-250033.0000-v082020R