PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-250033.0000 RES
E59 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
	$25,000
KENTON OH 43326	

Orig Tax Year 2004
Parent: 33-260036.0000

Eff Rate: – 49.60 — 43.46 — 45.84 — 45.76 — a/r

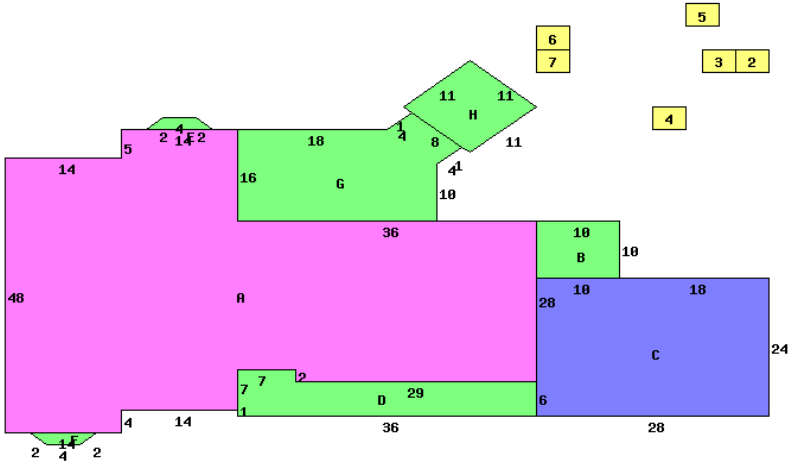
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	511	511	511	511	511	511
Acres	3.7240	3.7240	3.7240	3.7240	3.7240	
Land100%	20770	31630	31630	31630	31630	34320
Bldg100%	285340	327310	327310	327310	327310	411710
Totl100%	306110t	358940t	358940t	358940t	358940t	446030t
Cauv100%						
Tax Value:						
Land 35%	7270	11070	11070	11070	11070	12010
Bldg 35%	99870	114560	114560	114560	114560	144100
Totl 35%	107140t	125630t	125630t	125630t	125630t	156110t
Hmstd35%	102260	118340	118340	116240	116240	
Owner Oc	96.56	101.36	101.24	98.40	98.40	hmstd 6300 l 109940 b
Hmstd RB						
Net Tax	4813.26	4928.32	5227.62	5225.50	5225.50	
Sp-Asmnt	18.00	22.00	18.00	18.00		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		2352		a	*MAIN
	PAT	P		100	300	b	PORCH
	F F	G		672	19520	c	GRAGE
	OFP	P		230	6900	d	PORCH
	OH	P		12	460	e	PORCH
	OH	P		12	460	f	PORCH
	DK	P		402	6030	g	PORCH
	OFP	P		128	3840	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			



17217 SR 67 E 43326

Occupancy 1 Single Family

Story Height 1

Floor Level			Sq-Ft	Value
	Main	FRAME	2352	155890
	Basement		2352	43230
	Subtotal			199120
Shingle	Roof	GABLE		

*DWELLING COMPUTATIONS

	B 1 2 U A
Plaster/Drywall	D
Unfinished Wall	X
Floor/Hardwood	X
Floor/Carpet	X
Floor/Concrete	X
Number of Rooms	1 7
Bedrooms	4
Central Heat	A
FORCED AIR	
Central A/C	A
Plumbing	
Standard	1
Extra 3 Fixture	1
Extra 2 Fixture	1

Air Conditioning	4050
Plumbing	3500
Garages and Carports	19520
Extra Features	17990
Total Value	244180
PUB ELECTRIC	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
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 F		2352		B-	2003AV	293020	.20		398510
2	Pole Build		30X40	1200		C	2003AV	14400	.50		7200
3	P	OFP	8X40	320		C	2003AV	9600	.50		4800
4	Shed	*PP	6X10	60			OLD/	0			0
5	Shed	*PP	8X12	0			2017	0			0
6	Pool	*PP		0			2017	0			0
7	P	DK	10X10	100		C	2017AV	1500	.20		1200

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	2.7240				5000	5000	13620	13620

Call Back: Sign: PSN Date: 2015-11-24 Lister: 33-250033.0000-v082020R