PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-250033.0000 RES
E59 2026

sale

2023 WATKINS WAYNE	2003-03-07	
2024 WATKINS WAYNE	2003-03-07	
2025 WATKINS WAYNE	2003-03-07	
2026 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:- 43.46 — 45.84 — 45.76 — 45.76 — a/r

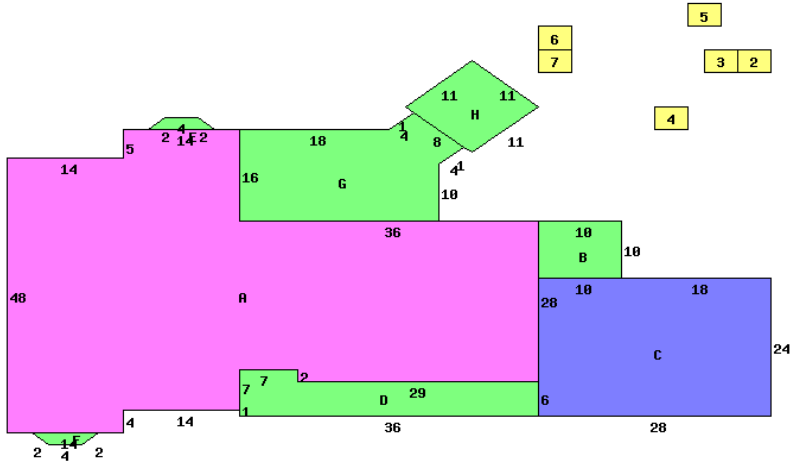
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	3.7240	3.7240	3.7240	3.7240	3.7240			
Land100%	31630	31630	31630	31630		31630	34310	34320
Bldg100%	327310	327310	327310	327310		327310	411710	411710
Totl100%	358940t	358940t	358940t	358940t		358940t	446030t	446030t
Cauv100%								
Tax Value:								
Land 35%	11070	11070	11070	11070		11070	12010	12010
Bldg 35%	114560	114560	114560	114560		114560	144100	144100
Totl 35%	125630t	125630t	125630t	125630t		125630t	156110t	156110t
Hmstd35%	118340	118340	116240	116240		116240	146730	
Owner Oc	101.36	101.24	98.40	98.40	98.40	hmstd 6300 l 109940 b		
Hmstd RB								
Net Tax	4928.32	5227.62	5225.50	5225.50	5225.50			
Sp-Asmnt	22.00	18.00	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
2022	7270	99870	107140	4813.26
2021	7270	99870	107140	4831.48

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



17217 SR 67 E 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
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	PUB ELECTRIC	
		PRIV WATER	
Central Heat	A	PRIV SEWER	
FORCED AIR		PUB PAVED ST/RD	
Central A/C	A		
Plumbing		Neighborhood:	
Standard	1	Code:	3300
Extra 3 Fixture	1	Dwl/Gar/NC%	1.7000
Extra 2 Fixture	1		

	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