PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-260019.0000 RES
E53 2026

sale

2023 LOWERY CLARENCE & SHA	2013-05-24	
2024 LOWERY CLARENCE & SHA	2013-05-24	
2025 BAIN JOHN A & DELORES	2024-11-27	
2026 BAIN JOHN A & DELORES D	2024-11-27 PT TRACT 3 SE1/4 26 .711A	
16845 SR 67	1SD	
	$222,000	
KENTON OH 43326		

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

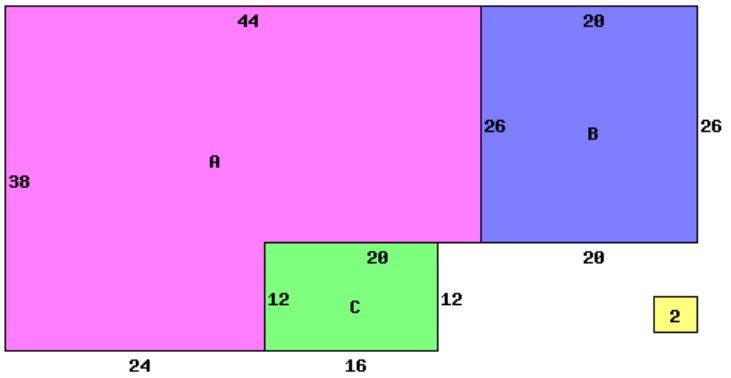
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	.7100	.7100	.7100	.7100	.7100			
Land100%	15110	15110	15110	15110		15110	17400	17390
Bldg100%	125400	125400	125400	125400		125400	159090	159090
Totl100%	140510t	140510t	140510t	140510t		140510t	176490t	176480t
Cauv100%								
Tax Value:								
Land 35%	5290	5290	5290	5290		5290	6090	6090
Bldg 35%	43890	43890	43890	43890		43890	55680	55680
Totl 35%	49180t	49180t	49180t	49180t		49180t	61770t	61770t
Hmstd35%				49180		49180	49180	
Owner Oc	42.12	42.08	41.64	41.64	41.64	hmstd 5290 l	43890 b	
Hmstd RB	359.26	407.30						
Net Tax	1567.58	1636.70	2042.48	2042.48	2042.48			
Sp-Asmnt	22.00	18.00	18.00	18.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1432		a	*MAIN
	F2 F	G		520	15100	b	GRAGE
	STP	P		192	770	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
534	1	2024-11-27	BAIN JOHN A & DELORES D	1SD	222000	15110	125400
255	1	2013-05-24	LOWERY CLARENCE & SHARON	1SD	90000	8830	94570
220	1	1997-04-28	ROGERS RONALD B & CINDY	1WD	83500	10090	48800
407	1	1996-07-10	BENJAMIN WILLIAM C & GIS	1WD	65000	10110	45800
13	1	1995-01-06	POPE HELEN M	1CT *	0	0	55910

Year	Land	Bldg	Total	Net Tax
2022	3700	34340	38040	1314.62
2021	3700	34340	38040	1319.60

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



16845 SR 67 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1432	113210
	Subtotal			113210
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Air Conditioning	2510
Floor/Carpet	X	Plumbing	2100
Floor/Tile-Lino	L	Garages and Carports	15100
Number of Rooms	5	Extra Features	770
Bedrooms	6	Total Value	133690
Central Heat	A	PUB ELECTRIC	
FORCED AIR		PRIV WATER	
Central A/C	A	PRIV SEWER	
Plumbing		PUB PAVED ST/RD	
Standard	1		
Extra 3 Fixture	1	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 F/C		1432		C	1973GD	133690	.30		159090
2	Shed	*PP	8X12	96			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	.7100				20700	20700	17390	17390

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

33-260019.0000-v082020R