PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-260022.0000 RES
E47 2025

sale

2022 COTE KEITH V & TIONES	2015-08-26	
2023 COTE KEITH V & TIONES	2015-08-26	
2024 COTE KEITH V & TIONES	2015-08-26	
2025 COTE KEITH V & TIONESTA	2015-08-26 PT N 1/2 SE 1/4 26	1.76A
10530 TR 179	3SD	
	$172,000	
KENTON OH 43326		

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

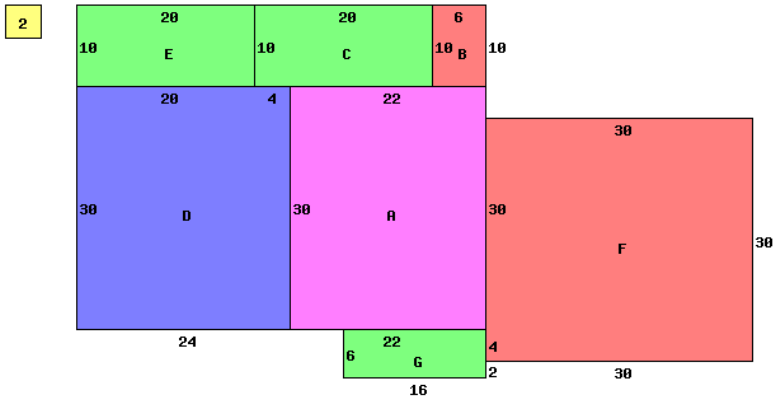
	2022	2023	2024	2025		
Tax Year						CAMA
Prop Cls	511	511	511	511		511
Acres	1.7600	1.7600	1.7600	1.7600		
Land100%	14890	21800	21800	21800		21800
Bldg100%	181970	209910	209910	209910		209910
Totl100%	196860t	231710t	231710t	231710t		231710t
Cauv100%						
Tax Value:						
Land 35%	5210	7630	7630	7630		7630
Bldg 35%	63690	73470	73470	73470		73470
Totl 35%	68900t	81100t	81100t	81100t		81100t
Hmstd35%	68100	79770	79770	79770		
Owner Oc	64.30	68.32	68.24	67.52	hmstd 6300 l	73470 b
Hmstd RB						
Net Tax	3093.12	3178.58	3371.78	3369.30		
Sp-Asmnt	18.00	22.00	18.00	18.00		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		660		a	*MAIN
1	F/C	A		60		b	ADDTN
	EFP	P		200	8000	c	PORCH
	F2	G		720	17280	d	GRAGE
	PAT	P		200	600	e	PORCH
1 B	F	A		900		f	ADDTN
	STP	P		96	380	g	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
419	3	2015-08-26	COTE KEITH V & TIONESTA J	3SD		172000	12770	138830
127	3	2002-03-25	RICE BEVERLY J	3WD	*	0	9290	91890
1053	1	1993-10-22	RICE RONALD L & BEVERLY	1WD	*	95000	0	80800

Year	Land	Bldg	Total	Net Tax
2021	5210	63690	68900	3104.86
2020	5210	63690	68900	2679.84

p r o j e c t		ben acres	/ %	factor
500 HARDIN COUNTY LANDFILL	XA/2025			



10530 TR 179 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1620	124290
	Basement		900	16810
	Subtotal			141100
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall	D	900 sq ft	Basement Finish	9770
Panelled Wall	X		Fireplaces	2000
Floor/Carpet	X X		Air Conditioning	4390
Number of Rooms	3 5		Plumbing	2100
Bedrooms	3		Garages and Carports	17280
			Extra Features	10740
Fireplace			Total Value	187380
Openings	1			
Stacks	1		PUB ELECTRIC	
Central Heat	A		PRIV WATER	
FORCED AIR			PRIV SEWER	
Central A/C	A		PUB PAVED ST/RD	
Plumbing				
Standard	1		Neighborhood:	
Extra 3 Fixture	1		Code:	3300
			Dwl/Gar/NC%	1.3400

	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		2520		C+	1973VG	206120	.24		209910
2	Shed	*PP	8X12	96			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				18000	18000	18000	18000
small acreage	.7600				5000	5000	3800	3800

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

33-260022.0000-v082020R