PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-260030.0000 RES
E84 2026

sale

2023 TREEN MASON O		2019-08-27
2024 TREEN MASON O		2019-08-27
2025 TREEN MASON O		2019-08-27
2026 TREEN MASON O		2019-08-27 PT S 1/2 SE 1/4 26 1.00A
16931 CR 120		1WD
		$75,000
KENTON OH 43326		

2028 KOLHOFF LORI A		2026-07-21
16931 CR 120		1WD
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	1.0000	1.0000	1.0000	1.0000	1.0000			
Land100%	18000	18000	18000	18000		18000	20710	20700
Bldg100%	89710	89710	89710	89710		89710	113800	113790
Totl100%	107710t	107710t	107710t	107710t		107710t	134510t	134490t
Cauv100%								
Tax Value:								
Land 35%	6300	6300	6300	6300		6300	7250	7240
Bldg 35%	31400	31400	31400	31400		31400	39830	39830
Totl 35%	37700t	37700t	37700t	37700t		37700t	47080t	47070t
Hmstd35%								
Owner Oc	32.28	32.26	31.92	31.92	31.92			
Hmstd RB								
Net Tax	1477.06	1566.86	1565.72	1565.72	1565.72			
Sp-Asmnt	26.00	18.00	18.00	18.00				

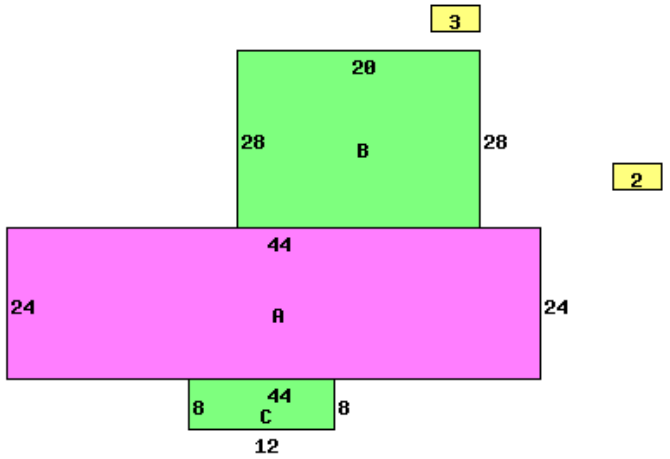
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1056		a	*MAIN
	PAT	P		560	1680	b	PORCH
	OFP	P		96	2880	c	PORCH

#: 34 L/W
332600340000 .50a

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
272	1	2026-07-21	KOLHOFF LORI A	1WD	170000	18000	89710
369	1	2019-08-27	TREEN MASON O	1WD	75000	12000	65290
362	1	1992-04-24		1WD	49000	0	33310
986	1	1988-12-02		1WD	19000	0	33310

Year	Land	Bldg	Total	Net Tax
2022	4410	27910	32320	1456.58
2021	4410	27910	32320	1456.08

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



16931 CR 120 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1056	101590
	Subtotal			101590
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Extra Features	4560
Panelled Wall	X	Total Value	106150
Floor/Carpet	X		
Floor/Tile-Lino	L	PUB ELECTRIC	
Number of Rooms	6	PRIV WATER	
Bedrooms	3	PRIV SEWER	
		PUB PAVED ST/RD	
Central Heat	A		
FORCED AIR		Neighborhood:	
Plumbing		Code:	3300
Standard	1	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		1056		C-	1976AV	95540	.35		105570
2	Garage		30X24	720		D	1977AV	13820	.65		8220
3	Shed	*PP	8X8	64			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700

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

33-260030.0000-v082020R