PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-260038.0000 RES
E44 2026

sale

2023 THOBE JED M	1997-12-15	
2024 THOBE JED M	1997-12-15	
2025 THOBE JED M	1997-12-15	
2026 THOBE JED M	1997-12-15	PT E/12 NE1/4 S26 3.00A
10326 TR 179	1QC	
	$0	
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	3.0000	3.0000	3.0000	3.0000	3.0000			
Land100%	28000	28000	28000	28000		28000	30710	30700
Bldg100%	394600	394600	394600	394600		394600	490260	490270
Totl100%	422600t	422600t	422600t	422600t		422600t	520970t	520970t
Cauv100%								
Tax Value:								
Land 35%	9800	9800	9800	9800		9800	10750	10750
Bldg 35%	138110	138110	138110	138110		138110	171590	171590
Totl 35%	147910t	147910t	147910t	147910t		147910t	182340t	182340t
Hmstd35%	136560	136560	130950	130950		130950	165390	
Owner Oc	116.96	116.84	110.86	110.86	110.86	hmstd 6300 l 124650 b		
Hmstd RB								
Net Tax	5804.70	6157.08	6157.20	6157.20	6157.20			
Sp-Asmnt	22.00	18.00	18.00	18.00				

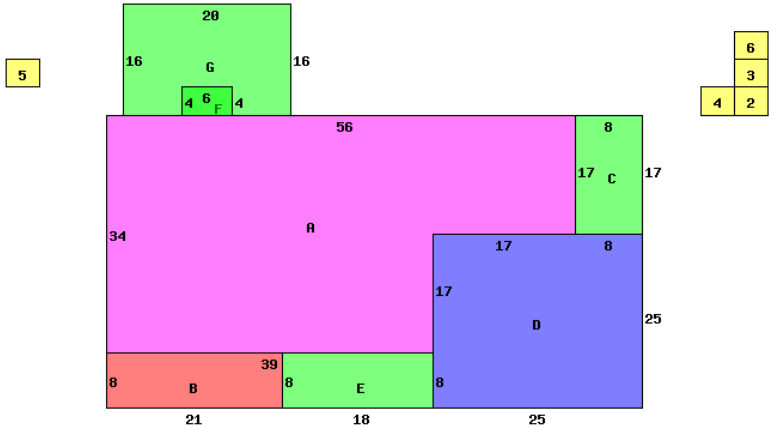
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	B	M		1615		a	*MAIN
1 B	B	A		168		b	ADDTN
	OBP	P		136	4760	c	PORCH
+	B F	G		625	20480	d	GRAGE
	OBP	P		144	5040	e	PORCH
	BAL	P		24	360	f	PORCH
	PAT	P		320	960	g	PORCH

gas fireplace

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
695	1	1997-12-15	THOBE JED M	1QC *	0	9260	4740
1044	2	1991-12-16		2UN *	16000	0	7200

Year	Land	Bldg	Total	Net Tax
2022	6510	118950	125460	5639.58
2021	6510	118950	125460	5660.92

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



10326 TR 179 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	BRICK	1783	143120
	Part Upper	BRICK	1615	50470
	Qtr Story	FRAME	625	2590
	Basement		1783	32840
	Subtotal			229020
Shingle	Roof	GABLE		

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

Air Conditioning	5980	PUB ELECTRIC		
Plumbing	3500	PRIV WATER		
Garages and Carports	20480	PRIV SEWER		
Extra Features	11120	PUB PAVED ST/RD		
Total Value	270100			
		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	1HB B		3398		B-	2004AV	324120	.18		451820	
2	Pole Build		30X56	1680		C	2005AV	20160	.50		10080	
3	Pole Build		34X50	1700		C	2005AV	24650	.50		12330	CONCRET FL
4	P	OFP	11X56	616		C	2005AV	18480	.50		9240	
5	POND	*.26A		0			OLD/	0			0	
6	P	CAN	20X50	1000		C	2020AV	8000	.15		6800	

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	2.0000				5000	5000	10000	10000

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

33-260038.0000-v082020R