PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-270010.0000 RES
D62 2026

sale

2023 TUDOR ANDREW R & JODI		2022-09-28
2024 TUDOR ANDREW R & JODI		2022-09-28
2025 TUDOR ANDREW R & JODI		2022-09-28
2026 TUDOR ANDREW R & JODI M		2022-09-28 PT NE1/4 NE1/4 27 3.045A
15848 TR 110		1SD
		$468,000
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	3.0500	3.0500	3.0500	3.0500	3.0500			
Land100%	28260	28260	28260	28260		28260	30940	30950
Bldg100%	350740	350740	350740	350740		350740	440630	440640
Totl100%	379000t	379000t	379000t	379000t		379000t	471570t	471590t
Cauv100%								
Tax Value:								
Land 35%	9890	9890	9890	9890		9890	10830	10830
Bldg 35%	122760	122760	122760	122760		122760	154220	154220
Totl 35%	132650t	132650t	132650t	132650t		132650t	165050t	165060t
Hmstd35%	123410	123410	123410	123410		123410	155820	
Owner Oc	105.70	105.58	104.48	104.48	104.48	hmstd 6300 l 117110 b		
Hmstd RB								
Net Tax	5205.02	5521.06	5516.90	5516.90	5516.90			
Sp-Asmnt	34.51	30.51	49.94	49.94				

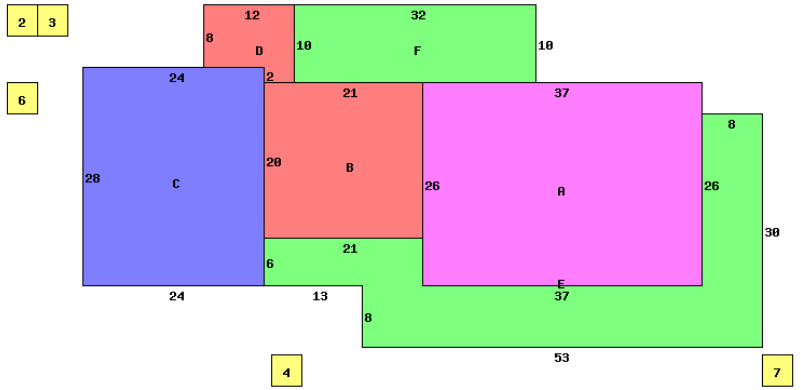
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		962		a	*MAIN
1QB	F	A		420		b	ADDTN
Q	F F	G		672	19520	c	GRAGE
1	F/C	A		104		d	ADDTN
	OFP	P		726	21780	e	PORCH
	PAT	P		320	960	f	PORCH

gas fireplace

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
511	1	2022-09-28	TUDOR ANDREW R & JODI M	1SD		468000	18740	278200
220	4	2019-06-18	KELLOGG SHANE W & LINDSEY	4SD	*	0	18140	225140
21	1	2013-01-15	KELLOGG SHANE W & LINDSEY	1WD		260000	16660	205630
62	1	2012-02-27	HOUSER MARK W	1QC	*	0	16660	205630
174	1	2002-04-04	HOUSER MARK W & HEATHER	1WD		17500	7740	0

Year	Land	Bldg	Total	Net Tax
2022	6560	97370	103930	4670.06
2021	6560	97370	103930	4687.72

project			ben acres	/ %	factor
131	BLANCHARD RIVER MAINT	XA/2025			
235	KELLOGG #983 - BLANCHARD	XA/2025			
921	BLANCHARD RIVER MAINT	XA/2023			
306	BLOOM #1043 - BLANCHARD	XA/2025			
317	DITCH O BLANCHARD RIVER	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			



15848 TR 110 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1486	116960
	Part Upper	FRAME	962	37480
	Qtr Story	FRAME	1092	16950
	Basement		1382	25580
	Subtotal			196970
Metal	Roof	GABLE		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Blt/Renov Grade	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value	
1	DWELLING	1HB F		2448		B-	2005GD	297260	.16		424490	
2	Pole Build		50X40	2000		C	2003AV	29000	.50		14500	CONCRET FL
3	P	CAN	6X50	300		C	2003AV	2400	.50		1200	
4	POND	*.15A		0			OLD/GD	0			0	
5	P	PAT	6X50	300		C	2003AV	900	.50		450	
6	Shed	*PP	6X8	48			OLD/	0			0	
7	Shed	*PP	8X10	48			OLD/	0			0	

	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		T			
Number of Rooms		1	3	2	
Bedrooms		1	2		
Central Heat			A		
Heat Pump			A		
Central A/C			A		
Plumbing					
Standard		1			
Extra 3 Fixture		2			

Air Conditioning	4290
Plumbing	4200
Garages and Carports	19520
Extra Features	22740
Total Value	247720
PUB ELECTRIC	
PUB PAVED ST/RD	
Neighborhood:	
Code:	3300
Dwl/Gar/NC%	1.7000

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	2.0500				5000	5000	10250	10250

Call Back: Sign: PSN Date: 2015-11-20 Lister: