PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-280006.0000 RES
D14 2026

sale

2023 DICK JUSTIN	2013-12-06	
2024 DICK JUSTIN	2013-12-06	
2025 DICK JUSTIN	2013-12-06	
2026 DICK JUSTIN	2013-12-06 PT W1/2 W1/2 NW1/4 S28	
10305 US 68	1WD 3.00A	
	$50,000	
KENTON OH 43326		

2027 DICK JUSTIN & LYNDSEY	2025-01-27	
10305 US 68	1QC	
KENTON OH 43326		

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

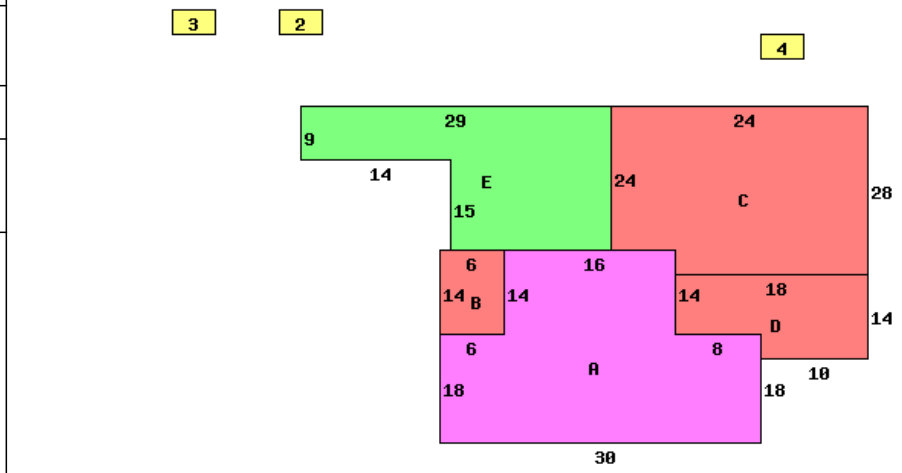
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	3.0000	3.0000	3.0000	3.0000	3.0000			
Land100%	27710	27710	27710	27710		17710	17710	30400
Bldg100%	172770	172770	172770	172770		172770	218770	218770
Totl100%	200490t	200490t	200490t	200490t		190490t	236490t	249170t
Cauv100%	17710	17710	17710	17710		17710	17710	
Tax Value:								
Land 35%	9700	9700	9700	9700		9700	10640	10640
Bldg 35%	60470	60470	60470	60470		60470	76570	76570
Totl 35%	70170t	70170t	70170t	70170t		70170t	87210t	87210t
Hmstd35%	66230	66230	66230	66230		66230	83290	
Owner Oc	56.72	56.66	56.06	56.06	56.06	hmstd 6300 l	59930 b	
Hmstd RB								
Net Tax	2752.56	2919.76	2917.58	2917.58	2917.58			
Sp-Asmnt	32.40	28.40	31.40	31.40				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1TB	B	M		764		a	*MAIN
1 B	F	A		84		b	ADDTN
1 B	F	A		648		c	ADDTN
1 B	F	A		220		d	ADDTN
	DK	P		486	7290	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
34	1	2025-01-27	DICK JUSTIN & LYNDSEY	1QC	*	0	27710	172770
588	1	2013-12-06	DICK JUSTIN	1WD		50000	17710	88060
505	3	2012-12-19	RICHARDSON CECELIA ETAL	3CT	*	0	17710	88060
1205	2	1993-12-07	DICK LAVERN D	2CT	*	0	0	67910

Year	Land	Bldg	Total	Net Tax
2022	6450	41280	47730	2144.56
2021	6450	41280	47730	2152.68

project			ben acres	/ %	factor
131	BLANCHARD RIVER MAINT	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			
235	KELLOGG #983 - BLANCHARD	XA/2025			
921	BLANCHARD RIVER MAINT	XA/2023			
336	DULIN #1099 - BLANCHARD MAIN	XA/2025			



10305 US 68 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	BRICK	1716	133140
	Part Upper	BRICK	764	45560
	Basement		1230	22900
	Subtotal			201600
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		
Unfinished Wall	X				
Floor/Pine		X	X		
Floor/Carpet		X			
Floor/Concrete	X				
Number of Rooms		1	3		
Bedrooms			3		
Fireplace					
Openings		1			
Stacks		1			
Central Heat			A		
GRAV AIR					
Plumbing					
Standard		1			
Extra 3 Fixture		1			

Fireplaces		2000	
Plumbing		2100	
Extra Features		7290	
Total Value		212990	
PUB ELECTRIC			
PRIV WATER			
PRIV SEWER			
PUB PAVED ST/RD			
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	1TB B		2480		C	1925GD	212990	.40		217250
2	Flat Barn		24X40	960		D	OLD/FR	9220	.80	.50	920
3	Poultry Ho	*SV 0	20X28	560			OLD/FR	600			600
4	Pool	*PP		0			2020AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	1.9400				5000	5000	9700	9700
road	.0600							

Call Back: Sign: PSN Date: 2015-11-18 Lister:

33-280006.0000-v082020R