

PLEASANT TWP
KENTON SD

00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-280023.0000
D89

RES
2025

sale

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

2022	ELSASSER NATASHA R	2011-05-13	
2023	ELSASSER NATASHA R	2011-05-13	
2024	ELSASSER NATASHA R	2011-05-13	
2025	ELSASSER NATASHA R	2011-05-13	PT SE4 SW4 S28 2.597A
	10988 US 68		LWD
		\$40,000	

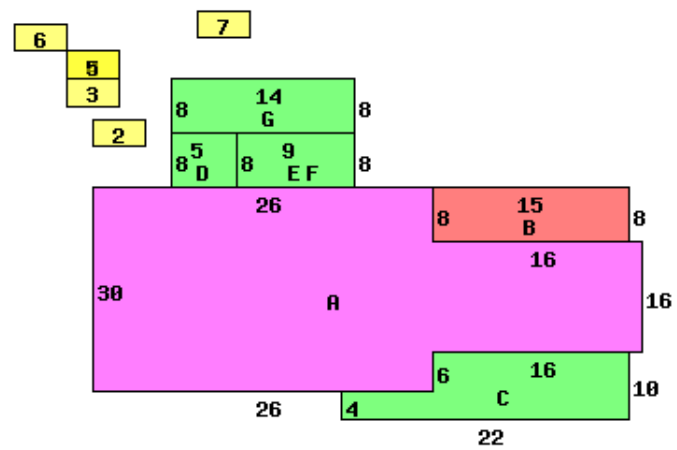
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	2.5970	2.5970	2.5970	2.5970	
Land100%	17400	26000	26000	26000	25990
Bldg100%	54490	111710	111710	111710	111700
Totl100%	71890t	137710t	137710t	137710t	137690t
Cauvl00%					
Tax Value:					
Land 35%	6090	9100	9100	9100	9100
Bldg 35%	19070	39100	39100	39100	39100
Totl 35%	25160t	48200t	48200t	48200t	48190t
Hmstd35%	23240	44150	44150	44150	
Owner Oc	21.94	37.82	37.78	37.38	hmstd 6300 l 37850 b
Hmstd RB					
Net Tax	1131.04	1891.90	2006.72	2005.22	
Sp-Asmnt	21.00	25.00	21.00	24.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	F	M		1036			
1 B	F	A		120		b	ADDTN
	FFP	P		178	7120	c	PORCH
	FFP	P		40	1600	d	PORCH
	FFP	P		72	2880	e	PORCH
	F	A		72		f	ADDTN
	DK	P		112	1680	g	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
175	1	2011-05-13	ELSASSER NATASHA R	LWD	40000	14710	58140
370	1	1996-06-21	BREA BAPTIST CHURCH OF	LWD	48000	14800	29110
1263	1	1995-12-27	HIGGINS BEN A & BEN F	1FD	58100	14800	29110

Year	Land	Bldg	Total	Net Tax
2021	6090	19070	25160	1135.34
2020	6090	19070	25160	980.12

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



10988 US 68 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	1156 102410
	Full Upper	FRAME	1108 61320
	Basement		578 11000
	Subtotal		174730
Slate	Roof	MANSARD	
	B 1 2 U A		
Plaster/Drywall	X X	Plumbing	1400
Unfinished Wall	X	Extra Features	13280
Floor/Hardwood	X	Total Value	189410
Floor/Pine	X		
Floor/Tile-Lino	X	PUB ELECTRIC	
Number of Rooms	1 4 4	PUB GAS	
Bedrooms	4	PRIV WATER	
		PRIV SEWER	
Central Heat	A	PUB PAVED ST/RD	
FORCED AIR			
Plumbing		Neighborhood:	
Standard	1	Code:	3300
Extra 2 Fixture	1	Dwl/Gar/NC%	1.3400

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 B F	2264		C	OLD/GD	189410	.40	.30	106600
2 Garage		12X20	240	D	OLD/PR	4610	.75		1540
3 Flat Barn		21X27	567	D	OLD/PR	5440	.80	.50	540
4 Lean-To		13X21	273	D	OLD/PR	1750	.75		440
5 Lean-To		12X20	240	D	2017AV	1540	.20		1230
6 Lean-To			264	D	2017AV	1690	.20		1350
7 Shed	*PP	12X12	0		2017AV	0			0
		acres/	effective	depth	actual	effective	extended	true	
homesite		frontage	frontage	depth	rate	rate	value	value	
small acreage		1.0000	18000		5000	5000	18000	18000	
		1.5970	18000				7990	7990	