PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-280023.0000 RES
D89 2026

sale

2023 ELSASSER NATASHA R	2011-05-13	
2024 ELSASSER NATASHA R	2011-05-13	
2025 ELSASSER NATASHA R	2011-05-13	
2026 ELSASSER NATASHA R	2011-05-13	PT SE4 SW4 S28 2.597A
10988 US 68	1WD	
	$40,000	
KENTON OH 43326		

Eff Rate:- 43.46 45.84 45.76 45.76 a/r

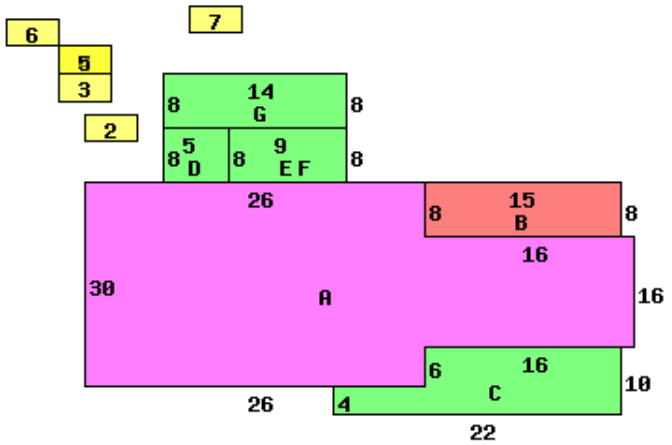
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	2.5970	2.5970	2.5970	2.5970	2.5970			
Land100%	26000	26000	26000	26000		26000	28690	28690
Bldg100%	111710	111710	111710	111710		111710	140770	140760
Totl100%	137710t	137710t	137710t	137710t		137710t	169460t	169450t
Cauv100%								
Tax Value:								
Land 35%	9100	9100	9100	9100		9100	10040	10040
Bldg 35%	39100	39100	39100	39100		39100	49270	49270
Totl 35%	48200t	48200t	48200t	48200t		48200t	59310t	59310t
Hmstd35%	44150	44150	44150	44150		44150	55270	
Owner Oc	37.82	37.78	37.38	37.38	37.38	hmstd 6300 l	37850 b	
Hmstd RB								
Net Tax	1891.90	2006.72	2005.22	2005.22	2005.22			
Sp-Asmnt	25.00	21.00	24.00	24.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		1036		a	*MAIN
1 B	F	A		120		b	ADDTN
	EFP	P		178	7120	c	PORCH
	EFP	P		40	1600	d	PORCH
	EFP	P		72	2880	e	PORCH
F	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	1WD	40000	14710	58140
370	1	1996-06-21	BEREA BAPTIST CHURCH OF	1WD	48000	14800	29110
1263	1	1995-12-27	HIGGINS BEN A & BEN F	1FD	58100	14800	29110

Year	Land	Bldg	Total	Net Tax
2022	6090	19070	25160	1131.04
2021	6090	19070	25160	1135.34

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

			Sq-Ft	Value
Story Height 2				
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%	1.7000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 B F		2264		C	OLD/GD	189410	.40	.30	135240
2	Garage		12X20	240		D	OLD/PR	4610	.75		1960
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/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	1.5970				5000	5000	7990	7990

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

33-280023.0000-v082020R