PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-280024.0000 RES
D122 2026

sale

2023	BRYANT SCOTT L & HOLL	2014-11-17
2024	BRYANT SCOTT L & HOLL	2014-11-17
2025	BRYANT SCOTT L & HOLL	2014-11-17
2026	BRYANT SCOTT L & HOLLY	2014-11-17 PT SE1/4 SW1/4 S28 2.00A
	10956 US 68	2SD
		$113,500
	KENTON OH 43326	

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

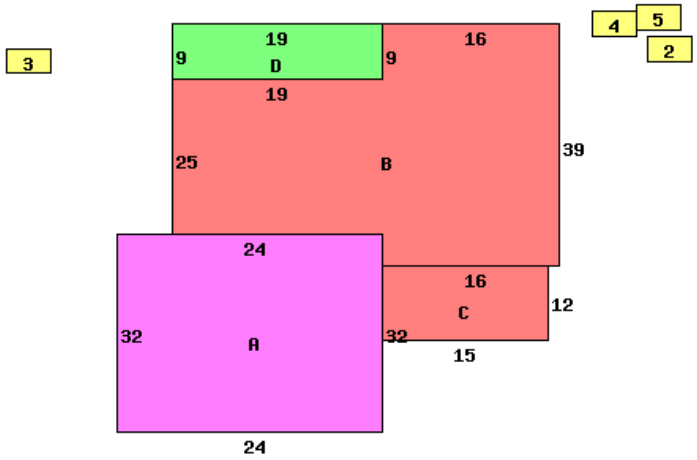
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	2.0000	2.0000	2.0000	2.0000	2.0000			
Land100%	23000	23000	23000	23000		23000	25710	25700
Bldg100%	185830	185830	185830	185830		185830	231490	231490
Totl100%	208830t	208830t	208830t	208830t		208830t	257200t	257190t
Cauv100%								
Tax Value:								
Land 35%	8050	8050	8050	8050		8050	9000	9000
Bldg 35%	65040	65040	65040	65040		65040	81020	81020
Totl 35%	73090t	73090t	73090t	73090t		73090t	90020t	90020t
Hmstd35%	65770	65770	65770	65770		65770	82690	
Owner Oc	56.32	56.26	55.68	55.68	55.68	hmstd 6300 l	59470 b	
Hmstd RB								
Net Tax	2869.88	3044.00	3041.70	3041.70	3041.70			
Sp-Asmnt	25.00	21.00	24.00	24.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1T	F	M		768		a	*MAIN
1	F/C	A		1099		b	ADDTN
1	F	A		180		c	ADDTN
	OFP	P		171	5130	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
512	2	2014-11-17	BRYANT SCOTT L & HOLLY A	1SD	113500	13510	89060
333	2	2005-05-27	BRIEN JOHN C & KRISTINA	2WD	120000	11000	67430

Year	Land	Bldg	Total	Net Tax
2022	5460	50120	55580	2499.92
2021	5460	50120	55580	2509.36

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



10956 US 68 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1T				
Floor Level	Main	FRAME	2047	140020
	Part Upper	FRAME	768	41720
	Basement		859	16050
	Subtotal			197790
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X X	Fireplaces	2000
Panelled Wall	X	Air Conditioning	5000
Unfinished Wall	X	Plumbing	1400
Floor/Pine	X X	Extra Features	5130
Number of Rooms	1 3 3	Total Value	211320
Bedrooms	3		
		PUB ELECTRIC	
Fireplace		PUB GAS	
Openings	1	PRIV WATER	
Stacks	1	PRIV SEWER	
Central Heat	A	PUB PAVED ST/RD	
FORCED AIR			
Central A/C	A	Neighborhood:	
Plumbing		Code:	3300
Standard	1	Dwl/Gar/NC%	1.7000
Extra 2 Fixture	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Blt/Renov Grade	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value		
1	DWELLING	1T F		2815		C	1920GD	211320	.40		215550		
2	Poultry Ho		12X24	288		D	OLD/FR	2300	.70	.50	350		
3	Shed		10X16	160		D	1900FR	1540	.70		460		
4	Pole Build		30X40	1200		C	2016AV	18000	.25		13500	ELECTRIC	CONCRET FL
5	Lean-To		12X20	240		C	2020AV	1920	.15		1630		

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

Call Back: Sign: PSN Date: 2017-08-04 Lister: