PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-280057.0000 RES
D12 2026

sale

2023 SMITH MEGAN N		2022-09-23
2024 SMITH MEGAN N		2022-09-23
2025 SMITH MEGAN N		2022-09-23
2026 SMITH MEGAN N		2022-09-23 PT NW 1/4 28 1.00A
10389 US 68		1QC
		$0
KENTON OH 43326		

Eff Rate: 43.46 45.84 45.76 45.76 a/r

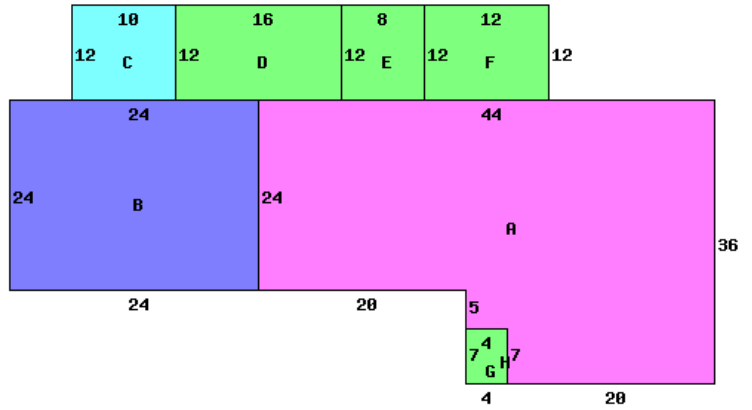
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	1.0000	1.0000	1.0000	1.0000	1.0000			
Land100%	18000	18000	18000	18000		18000	20710	20700
Bldg100%	141200	141200	141200	141200		141200	179110	179120
Totl100%	159200t	159200t	159200t	159200t		159200t	199830t	199820t
Cauv100%								
Tax Value:								
Land 35%	6300	6300	6300	6300		6300	7250	7240
Bldg 35%	49420	49420	49420	49420		49420	62690	62690
Totl 35%	55720t	55720t	55720t	55720t		55720t	69940t	69940t
Hmstd35%								
Owner Oc	47.72	47.68	47.16	47.16	47.16			
Hmstd RB								
Net Tax	2183.08	2315.80	2314.12	2314.12	2314.12			
Sp-Asmnt	28.00	24.00	27.00	27.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1316		a	*MAIN
	F2	G		576	13820	b	GRAGE
04	F	O		120	1440	c	OTHER
	PAT	P		192	580	d	PORCH
	STP	P		96	380	e	PORCH
	EFP	P		144	5760	f	PORCH
	RFX	P		28	280	g	PORCH
	STP	P		28	110	h	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
441	1	2022-09-23	SMITH MEGAN N	1QC	*	0	12600	110910
42	1	2016-02-18	SMITH GREG S & MEGAN N	1SD		105000	10510	89110
318	1	2009-07-31	VERMILLION JAMES E	1WD		113000	10490	82830
794	1	1988-09-26		1UN	*	0	0	60400
446	0	1987-06-03			*	0	0	60110

Year	Land	Bldg	Total	Net Tax
2022	4410	38820	43230	1940.26
2021	4410	38820	43230	1947.60

	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			



10389 US 68 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1316	105480
	Basement		1316	24360
	Subtotal			129840
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall		X	1000 sq ft	Basement Finish	10760
Panelled Wall	X			Fireplaces	2000
Unfinished Wall	X			Air Conditioning	2280
Floor/Hardwood		X		Garages and Carports	13820
Floor/Carpet	X	X		Extra Features	8550
Number of Rooms	1	5		Total Value	167250
Bedrooms		3			
				PUB ELECTRIC	
Fireplace				PRIV WATER	
Openings	1			PRIV SEWER	
Stacks	1			PUB PAVED ST/RD	
Central Heat		A			
ELECTRIC				Neighborhood:	
Central A/C		A		Code:	3300
Plumbing				Dwl/Gar/NC%	1.7000
Standard	1				

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B F		2316		C	1960GD	167250	.37		179120

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

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

33-280057.0000-v082020R