PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-280061.0000 RES
D121 2026

sale

2023 MANSFIELD CRAIG & POR	2001-07-19	
2024 MANSFIELD CRAIG & POR	2001-07-19	
2025 MANSFIELD CRAIG & POR	2001-07-19	
2026 MANSFIELD CRAIG & PORTI	2001-07-19	PT SE1/4 SW1/4 S28 1.499A
10928 US 68	2WD	
	$89,900	
KENTON OH 43326		

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

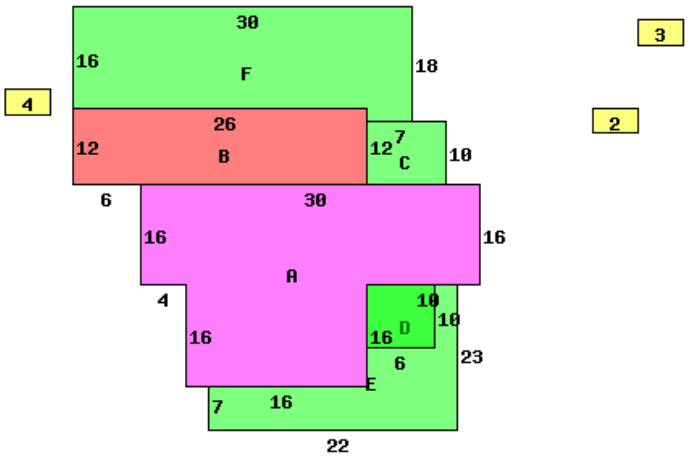
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	1.5000	1.5000	1.5000	1.5000	1.5000			
Land100%	20510	20510	20510	20510		20510	23200	23200
Bldg100%	128170	128170	128170	128170		128170	162290	162290
Totl100%	148690t	148690t	148690t	148690t		148690t	185490t	185490t
Cauv100%								
Tax Value:								
Land 35%	7180	7180	7180	7180		7180	8120	8120
Bldg 35%	44860	44860	44860	44860		44860	56800	56800
Totl 35%	52040t	52040t	52040t	52040t		52040t	64920t	64920t
Hmstd35%	50750	50750	50750	50750		50750	63650	
Owner Oc	43.46	43.42	42.96	42.96	42.96	hmstd 6300 l	44450 b	
Hmstd RB								
Net Tax	2040.00	2163.96	2162.38	2162.38	2162.38			
Sp-Asmnt	25.00	21.00	24.00	24.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B+	F	M		736		a	*MAIN
1 B	F	A		312		b	ADDTN
	EFP	P		70	2800	c	PORCH
	OFP2	P		60	1800	d	PORCH
	OFP	P		282	8460	e	PORCH
	DK	P		488	7320	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
351	2	2001-07-19	MANSFIELD CRAIG & PORTIA	2WD		89900	8460	49510
446	2	1997-08-04	GOOD MICHAEL S & SHERRI	2WD		97000	11230	54290
342	1	1993-04-30	BAUM HARLEY & SHARON	1WD		65000	0	46510
463	1	1991-06-14		1UN	*	62000	0	41430

Year	Land	Bldg	Total	Net Tax
2022	4920	36500	41420	1859.74
2021	4920	36500	41420	1866.80

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			



10928 US 68 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1048	105480
	Full Upper	FRAME	736	55570
	Qtr Story	FRAME	736	3040
	Basement		480	9190
	Subtotal			173280
Metal	Roof	GABLE		

	B	1	2	U	A		
Plaster/Drywall		X	X		X	736 sq ft	Attic Finish 12170
Unfinished Wall	X						Heating -910
Floor/Hardwood		X					Plumbing 700
Floor/Pine					X		Extra Features 20380
Floor/Carpet			X		X		Total Value 205620
Floor/Concrete	X						
Number of Rooms		1	4	2	1		PUB ELECTRIC
Bedrooms			2		1		PUB GAS
							PRIV WATER
Central Heat			X	X			PRIV SEWER
FORCED AIR							PUB PAVED ST/RD
Plumbing							
Standard		1					Neighborhood:
Extra Fixture		1					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	1 B F		2520		C	1900AV	205620	.55		157300
2	Garage		12X28	336		D	OLD/AV	6450	.65		3840
3	Flat Barn		30X40	1200		D	OLD/AV	11520	.80	.50	1150
4	Shed	*PP	8X10	0			OLD/	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	.5000				5000	5000	2500	2500

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