PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-280081.0000 RES
D88 2025

sale

2022 PURCELL GERALD L & CH
2023 PURCELL GERALD L & CH
2024 PURCELL GERALD L & CH
2025 PURCELL GERALD L & CHER KAHLERS PT OL 10 1.67A
10918 SR 53
$0
KENTON OH 43326

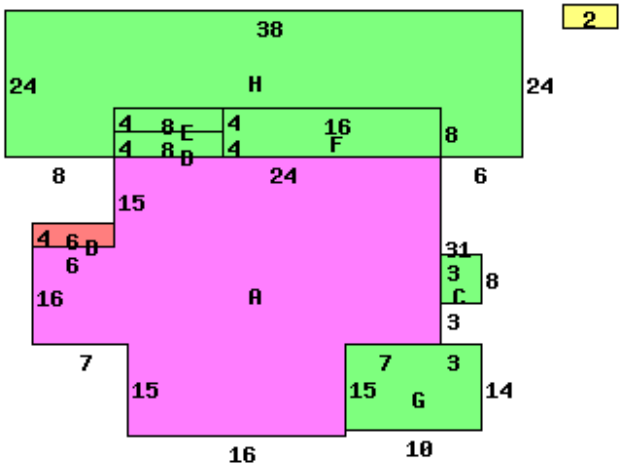
Eff Rate: – 49.60 — 43.46 — 45.84 — 45.76 — a/r

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	1.6700	1.6700	1.6700	1.6700	
Land100%	14600	21340	21340	21340	21350
Bldg100%	90090	136460	136460	136460	136460
Totl100%	104690t	157800t	157800t	157800t	157810t
Cauv100%					
Tax Value:					
Land 35%	5110	7470	7470	7470	7470
Bldg 35%	31530	47760	47760	47760	47760
Totl 35%	36640t	55230t	55230t	55230t	55230t
Hmstd35%	35580	53640	53640	53640	
Owner Oc	33.60	45.94	45.90	45.40	hmstd 6300 l 47340 b
Hmstd RB				843.02	
Net Tax	1645.46	2165.24	2296.80	1452.10	
Sp-Asmnt	21.00	25.00	21.00	24.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		1080		a	*MAIN
1	F/C	A		24		b	ADDTN
	OH	P		24	910	c	PORCH
	PAT	P		32	100	d	PORCH
	CAN	P		32	260	e	PORCH
	EFP	P		128	5120	f	PORCH
	OFP	P		140	4200	g	PORCH
	PAT	P		720	2160	h	PORCH

Year	Land	Bldg	Total	Net Tax
2021	5110	31530	36640	1651.70
2020	5110	31530	36640	1425.70

	p r o j e c t		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			



10918 SR 53 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1104	101890
	Part Upper	FRAME	1080	38430
	Basement		810	15150
	Subtotal			155470
Metal	Roof	GABLE		

	B 1 2 U A
Plaster/Drywall	X X
Unfinished Wall	X
Floor/Pine	X X
Floor/Carpet	X X
Number of Rooms	1 6
Bedrooms	3
Central Heat	A
FORCED AIR	
Plumbing	
Standard	1

Extra Features	12750
Total Value	168220
PUB ELECTRIC	
PUB GAS	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Neighborhood:	
Code:	3300
Dwl/Gar/NC%	1.3400

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1HB F		2184		C	OLD/GD	168220	.40		135250
2	Flat Barn		30X42	1260		D	OLD/GD	12100	.80	.50	1210

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				18000	18000	18000	18000
small acreage	.6700				5000	5000	3350	3350

Call Back: Sign: PSN Date: 2015-11-20 Lister: 33-280081.0000-v082020R