

PLEASANT TWP
KENTON SD

00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-280081.0000
D88

RES
2025

sale

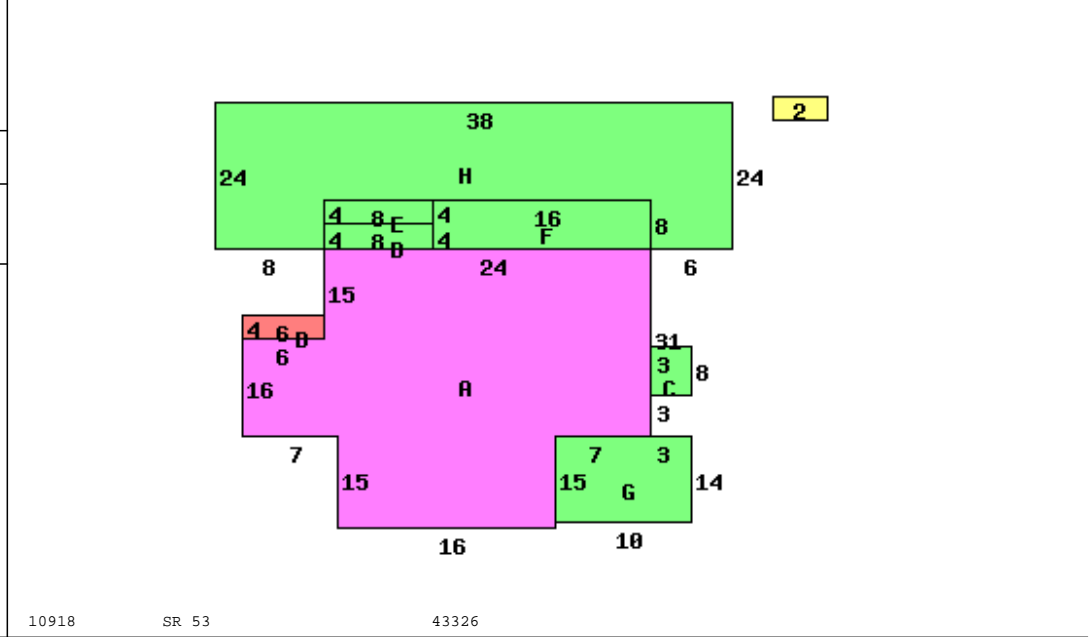
2022 PURCELL GERALD L & CH	KAHLERS PT OL 10 1.67A
2023 PURCELL GERALD L & CH	
2024 PURCELL GERALD L & CH	
2025 PURCELL GERALD L & CHER	
10918 SR 53	
KENTON OH 43326	\$0

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	a	*MAIN
1HB	F	M		1080			ADDTN
1	F/C	A		24			PORCH
	OH	P		24	910		PORCH
	PAT	P		32	100		PORCH
	CAN	P		32	260		PORCH
	EFP	P		128	5120		PORCH
	OPF	P		140	4200		PORCH
	PAT	P		720	2160		PORCH

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

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



10918 SR 53 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1H	Sq-Ft	Value
Floor Level	Main	FRAME	1104 101890
	Part Upper	FRAME	1080 38430
	Basement		810 15150
	Subtotal		155470
Metal	Roof	GABLE	
Plaster/Drywall	X X	Extra Features	12750
Unfinished Wall	X	Total Value	168220
Floor/Pine	X X		
Floor/Carpet	X X	PUB ELECTRIC	
Number of Rooms	1 6	PUB GAS	
Bedrooms	3	PRIV WATER	
		PRIV SEWER	
Central Heat	A	PUB PAVED ST/RD	
FORCED AIR			
Plumbing		Neighborhood:	
Standard	1	Code:	3300
		Dwl/Gar/NC%	1.3400

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1HB F		2184		C	OLD/GD	168220	.40		135250
2 Flat Barn		30X42	1260		D	OLD/GD	12100	.80	.50	1210
homesite		acres/	effective	depth	actual	effective	extended	value	value	
small acreage		frontage	frontage	depth	rate	rate	value	18000	18000	
		.6700		factor	5000	5000	3350	3350	3350	