PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-280081.0000 RES
D88 2026

sale

2023 PURCELL GERALD L & CH
2024 PURCELL GERALD L & CH
2025 PURCELL GERALD L & CH
2026 PURCELL GERALD L & CHER KAHLERS PT OL 10 1.67A
10918 SR 53
$0
KENTON OH 43326

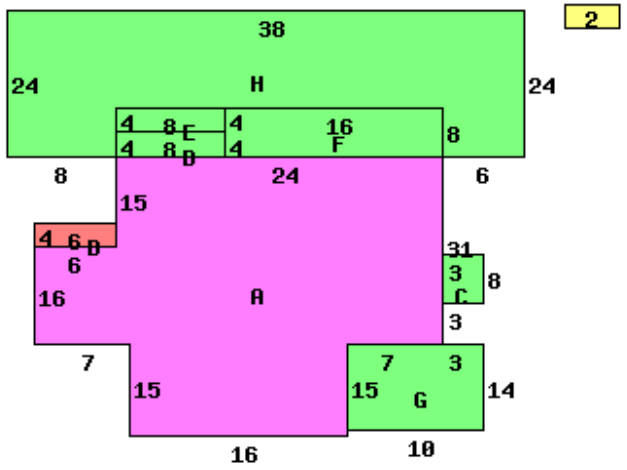
Eff Rate:- 43.46 45.84 45.76 45.76 a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	1.6700	1.6700	1.6700	1.6700	1.6700			
Land100%	21340	21340	21340	21340		21340	24060	24050
Bldg100%	136460	136460	136460	136460		136460	172800	172790
Totl100%	157800t	157800t	157800t	157800t		157800t	196860t	196840t
Cauv100%								
Tax Value:								
Land 35%	7470	7470	7470	7470		7470	8420	8420
Bldg 35%	47760	47760	47760	47760		47760	60480	60480
Totl 35%	55230t	55230t	55230t	55230t		55230t	68900t	68890t
Hmstd35%	53640	53640	53640	53640		53640	67300	
Owner Oc	45.94	45.90	45.40	45.40	45.40	hmstd 6300 l	47340 b	
Hmstd RB			843.02	843.02	843.02			
Net Tax	2165.24	2296.80	1452.10	1452.10	1452.10			
Sp-Asmnt	25.00	21.00	24.00	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
2022	5110	31530	36640	1645.46
2021	5110	31530	36640	1651.70

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

			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		

*DWELLING COMPUTATIONS

	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 FORCED AIR			A		
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%	1.7000

	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		171580
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				20700	20700	20700	20700
small acreage	.6700				5000	5000	3350	3350

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