PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-280083.0000 RES
D07 2025

sale

2022	BROADSTONE TONYA RENE	2020-06-24
2023	BROADSTONE TONYA RENE	2020-06-24
2024	BROADSTONE TONYA RENE	2020-06-24
2025	BROADSTONE TONYA RENEE	2020-06-24 PT NW 1/4 28 1.166A
	10491 US 68	1WD
		$65,000
	KENTON OH 43326	

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

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	511	511	511	511	511	511
Acres	1.1700	1.1700	1.1700	1.1700	1.1700	
Land100%	13110	18860	18860	18860	18860	18850
Bldg100%	30740	37000	37000	37000	37000	37010
Totl100%	43860t	55860t	55860t	55860t	55860t	55860t
Cauv100%						
Tax Value:						
Land 35%	4590	6600	6600	6600	6600	6600
Bldg 35%	10760	12950	12950	12950	12950	12950
Totl 35%	15350t	19550t	19550t	19550t	19550t	19550t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	703.44	782.70	829.26	828.48	828.48	
Sp-Asmnt	24.00	38.13	30.13	36.13		

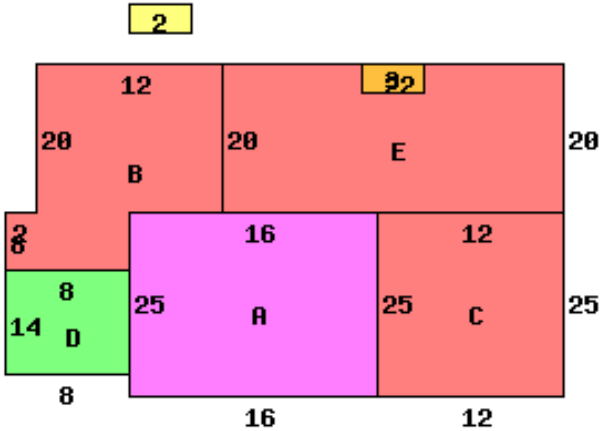
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		400		a	*MAIN
1 B	F	A		304		b	ADDTN
1	F/C	A		300		c	ADDTN
	OFP	P		112	3360	d	PORCH
1	F	A		440		e	ADDTN

#: 86 L/W
332800860000 .077a

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
266	1	2020-06-24	BROADSTONE TONYA RENEE	1WD	65000	12510	67310

Year	Land	Bldg	Total	Net Tax
2021	4590	12690	17280	781.50
2020	4590	16720	21310	831.66

p r o j e c t		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			



10491 US 68 43326

Occupancy 1 Single Family

Story Height 2

Floor Level			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME	1444	114160
	Full Upper	FRAME	400	36700
	Basement		504	9620
	Subtotal			160480
Shingle	Roof	GABLE		

	B 1 2 U A		
Plaster/Drywall	X X	Heating	-2250
Unfinished Wall	X	Plumbing	-3800
Floor/Hardwood	X X	Extra Features	3360
Floor/Tile-Lino	T	Total Value	157790
Number of Rooms	2 4 2		
Bedrooms	1 2	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	2 B F		1844		C-	OLD/FR	142010	.65	.60	26640
2	Pole Build		30X48	1440		C	2009AV	17280	.40		10370
3	Shed	*PP	8X10	80			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				18000	18000	18000	18000
small acreage	.1700				5000	5000	850	850

Call Back: Sign: PSN Date: 2015-11-18 Lister: 33-280083.0000-v082020R