PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-280083.0000 RES
D07 2026

sale

2023	BROADSTONE TONYA RENE	2020-06-24
2024	BROADSTONE TONYA RENE	2020-06-24
2025	BROADSTONE TONYA RENE	2020-06-24
2026	BROADSTONE TONYA RENEE	2020-06-24 PT NW 1/4 28 1.166A
	10491 US 68	1WD
		$65,000
	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	1.1700	1.1700	1.1700	1.1700	1.1700			
Land100%	18860	18860	18860	18860		18860	21540	21550
Bldg100%	37000	37000	37000	37000		37000	44170	44170
Totl100%	55860t	55860t	55860t	55860t		55860t	65710t	65720t
Cauv100%								
Tax Value:								
Land 35%	6600	6600	6600	6600		6600	7540	7540
Bldg 35%	12950	12950	12950	12950		12950	15460	15460
Totl 35%	19550t	19550t	19550t	19550t		19550t	23000t	23000t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	782.70	829.26	828.48	828.48	828.48			
Sp-Asmnt	38.13	30.13	36.13	36.13				

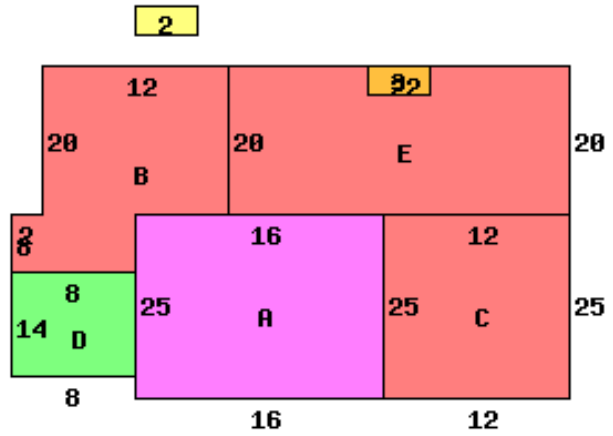
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		400		a	*MAIN
1 B	F	A		304		b	ADDTN
1	F/C	A		300		c	ADDTN
	OFP	P		112	3360	d	PORCH
1	F	A		440		e	ADDTN

#: 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
2022	4590	10760	15350	703.44
2021	4590	12690	17280	781.50

project			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

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	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	
Unfinished Wall	X		
Floor/Hardwood		X	X
Floor/Tile-Lino		T	
Number of Rooms	2	4	2
Bedrooms		1	2

Heating	-2250
Plumbing	-3800
Extra Features	3360
Total Value	157790
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	2 B F		1844		C-	OLD/FR	142010	.65	.60	33800
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				20700	20700	20700	20700
small acreage	.1700				5000	5000	850	850

Call Back: Sign: PSN Date: 2015-11-18 Lister:

33-280083.0000-v082020R