PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-280102.0000 RES
D19 2026

sale

2023 COULSON MIKE	2004-06-23	
2024 COULSON MIKE	2004-06-23	
2025 COULSON MIKE	2004-06-23	
2026 COULSON MIKE	2004-06-23 PT NW4 NW4 S28	5.524A
10137 US 68	3WD	
	$46,000	
KENTON OH 43326		

Orig Tax Year 2005
Parent: 33-280002.0000

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

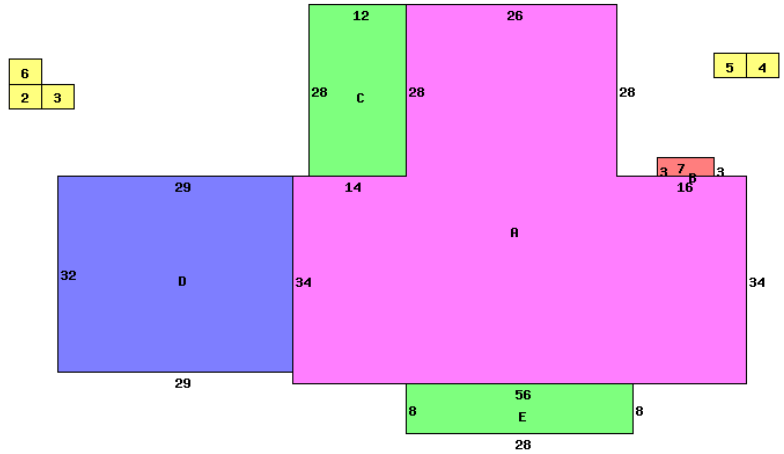
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	5.5240	5.5240	5.5240	5.5240	5.5240			
Land100%	35140	35140	35140	35140		35140	37830	37840
Bldg100%	278310	278310	278310	278310		278310	346140	346130
Totl100%	313460t	313460t	313460t	313460t		313460t	383970t	383970t
Cauv100%								
Tax Value:								
Land 35%	12300	12300	12300	12300		12300	13240	13240
Bldg 35%	97410	97410	97410	97410		97410	121150	121150
Totl 35%	109710t	109710t	109710t	109710t		109710t	134390t	134390t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	4392.30	4653.58	4649.24	4649.24	4649.24			
Sp-Asmnt	34.95	30.95	33.95	33.95				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		2632		a	*MAIN
1	F	A		21		b	ADDTN
	OFP	P		336	10080	c	PORCH
	F F	G		928	26950	d	GRAGE
	OFP	P		224	6720	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
354	3	2004-06-23	COULSON MIKE	3WD	46000	0	0

Year	Land	Bldg	Total	Net Tax
2022	8000	82290	90290	4137.64
2021	8000	82290	90290	4152.98

project		ben acres	/ %	factor
921	BLANCHARD RIVER MAINT	XA/2023		
131	BLANCHARD RIVER MAINT	XA/2025		
235	KELLOGG #983 - BLANCHARD	XA/2025		
500	HARDIN COUNTY LANDFILL	XA/2025		
336	DULIN #1099 - BLANCHARD MAIN	XA/2025		



10137 US 68 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	2653	171150
	Subtotal			171150
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Air Conditioning	4640
Floor/Carpet	X	Plumbing	2100
Floor/Tile-Lino	X	Garages and Carports	26950
Number of Rooms	6	Extra Features	16800
Bedrooms	3	Total Value	221640
Central Heat	A	PUB ELECTRIC	
FORCED AIR		PRIV WATER	
Central A/C	A	PRIV SEWER	
Plumbing		PUB PAVED ST/RD	
Standard	1		
Extra 3 Fixture	1	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	1 F/C		2653		C	2006GD	221640	.15		320270	
2	Pole Build		30X50	1500		C	2004AV	21750	.50		10880	CONCRET FL
3	Pole Build		18X24	432		C	2006AV	5180	.50		2590	
4	POND	*.26A		0			OLD/GD	0			0	
5	P	DK	14X20	280		C	2007AV	4200	.45		2310	
6	Pole Build		30X40	1200		C	2013AV	14400	.30		10080	

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	4.3840				5000	3910	17140	17140
road	.1400							

Call Back: Sign: PSN Date: 2015-11-20 Lister:

33-280102.0000-v082020R