PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-280104.0000 RES
D04 2023

sale

2020	TURNER ROBERTA M	2008-02-29
2021	TURNER ROBERTA M	2008-02-29
2022	TURNER ROBERTA M	2008-02-29
2023	TURNER DOYLE G TRUSTEE	2023-12-21 PT SW4 SW4 S28 2.00A
	10831 US 68 N	1QC
		$0
	KENTON OH 43326	07.0-05-28-104

Orig Tax Year 2009
Parent: 33-280032.0000

Eff Rate: – 43.64 — 49.77 — 49.60 — 43.46 — a/r

Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	511	511	511	511	511
Acres	2.0000	2.0000	2.0000	2.0000	
Land100%	15600	15600	15600	23000	23000
Bldg100%	135710	135710	135710	158510	158520
Totl100%	151310t	151310t	151310t	181510t	181520t
Cauv100%					
Tax Value:					
Land 35%	5460	5460	5460	8050	8050
Bldg 35%	47500	47500	47500	55480	55480
Totl 35%	52960t	52960t	52960t	63530t	63530t
Hmstd35%	44350	44350	44350	53680	
Owner Oc	42.20	41.86	41.88	45.98	
Hmstd RB	340.22	394.18	392.70	359.26	
Net Tax	1727.24	1999.92	1992.36	2138.22	
Sp-Asmnt	21.00	21.00	21.00	**29.77**	

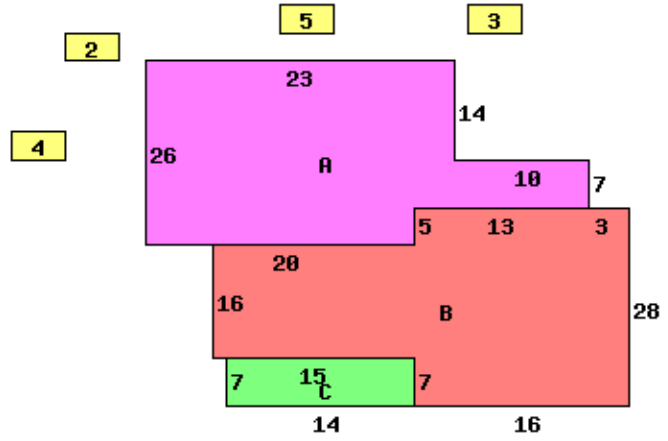
hmstd 6300 l 47380 b

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		653		a	*MAIN
2 B	F	A		688		b	ADDTN
	OFP	P		98	2940	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
534	1	2023-12-21	TURNER DOYLE G TRUSTEE	1QC *	0	23000	158510
100	1	2008-02-29	TURNER ROBERTA M	1FD *	75500	0	0

Year	Land	Bldg	Total	Net Tax
2019	5250	37760	43010	1285.18
2018	5250	37760	43010	1286.60

p r o j e c t		ben acres	/ %	factor
500 HARDIN COUNTY LANDFILL	XA/2023			
131 BLANCHARD RIVER MAINT	XA/2023			
336 DULIN #1099 - BLANCHARD MAIN	XA/2023			
921 BLANCHARD RIVER MAINT	XA/2023			



10831 US 68 N 43326

Occupancy 1 Single Family

Story Height 2

Floor Level			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME	1341	107480
	Full Upper	FRAME	688	53490
	Basement		172	3620
	Subtotal			164590
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X X
Unfinished Wall	X
Floor/Carpet	X X
Floor/Concrete	X
Number of Rooms	1 3 3
Bedrooms	3
Central Heat	A
GRAV AIR	
Plumbing	
Standard	1

Extra Features	2940
Total Value	167530
PUB ELECTRIC	
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 F/C		2029		C	1910GD	167530	.40		134690
2	Garage	*SV	14X20	280			1999AV	400			400
3	Shed	*PP	10X12	0			OLD/	0			0
4	Garage		30X40	1200		C	2009AV	28800	.40		23160
5	P	PAT	16X16	256		D	2002AV	610	.55		270

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

Call Back: Sign: PSN Date: 2015-11-18 Lister: 33-280104.0000-v082020R