PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-290026.0000 RES
C48 2026

sale

2023 BACON MICHAEL T	2016-02-25	
2024 HOLLIDAY JAMES K & EL	2023-06-12	
2025 HOLLIDAY JAMES K & EL	2023-06-12	
2026 HOLLIDAY JAMES K & ELAI	2023-06-12 PT W1/2 SW1/4 29	1.437A
10604 CR 145	1SD	
	$266,000	
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	1.4400	1.4400	1.4400	1.4400	1.4400			
Land100%	20200	20200	20200	20200		20200	22910	22900
Bldg100%	185940	185940	185940	185940		185940	235170	235160
Totl100%	206140t	206140t	206140t	206140t		206140t	258090t	258060t
Cauv100%								
Tax Value:								
Land 35%	7070	7070	7070	7070		7070	8020	8010
Bldg 35%	65080	65080	65080	65080		65080	82310	82310
Totl 35%	72150t	72150t	72150t	72150t		72150t	90330t	90320t
Hmstd35%	70410	70410	70410	70410		70410	88590	
Owner Oc	60.30	60.24	59.60	59.60	59.60	hmstd 6300 l	64110 b	
Hmstd RB	359.26							
Net Tax	2469.00	3000.16	2997.94	2997.94	2997.94			
Sp-Asmnt	31.00	27.00	30.00	30.00				

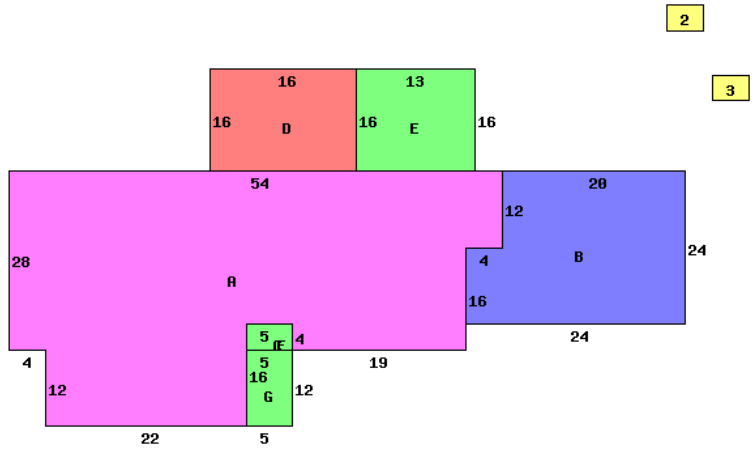
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1692		a	*MAIN
	F2	G		528	12670	b	GRAGE
	STP	P		20	80	c	PORCH
1	F	A		256		d	ADDTN
	DK	P		208	3120	e	PORCH
	RFX	P		20	200	f	PORCH
	STP	P		60	240	g	PORCH

gas fireplace (propane)

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
222	1	2023-06-12	HOLLIDAY JAMES K & ELAINE	1SD		266000	13910	161090
54	1	2023-02-15	BACON MICHAEL T	1AF	*	0	13910	161090
60	1	2016-02-25	BACON MICHAEL T	1QC	*	0	11830	119600
437	1	2003-09-25	BACON RUTH JOAN	1QC	*	0	9310	105860
897	0	1985-12-17			*	65000	0	64890

Year	Land	Bldg	Total	Net Tax
2022	4870	56380	61250	2357.42
2021	4870	56380	61250	2366.36

project		ben acres	/ %	factor
131 BLANCHARD RIVER MAINT	XA/2025			
235 KELLOGG #983 - BLANCHARD	XA/2025			
251 PFISTER #909 BLANCHARD RIVER	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			
921 BLANCHARD RIVER MAINT	XA/2023			
252 OATES #1011 BLANCHARD RIVER	XA/2025			



10604 CR 145 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1948	136190
	Subtotal			136190
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall	X	Air Conditioning	3330
Floor/Carpet	X	Plumbing	3500
Floor/Tile-Lino	X	Garages and Carports	12670
Number of Rooms	7	Extra Features	3640
Bedrooms	3	Total Value	159330
Central Heat	A	PUB ELECTRIC	
ELEC-F/A		PRIV WATER	
Heat Pump	A	PRIV SEWER	
Plumbing		PUB PAVED ST/RD	
Standard	1		
Extra 3 Fixture	1	Neighborhood:	
Extra 2 Fixture	1	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		1948		C+	1978VG	175260	.22		232400
2	Pole Barn	1	F	20X24	480		C	1979AV	5760	.65		2020
3	Shed		F	12X16	192		D	1993AV	1840	.60		740

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	.4400				5000	5000	2200	2200

Call Back: Sign: PSN Date: 2016-11-11 Lister: