

PLEASANT TWP  
KENTON SD

00320

Hardin County, Ohio  
Michael T. Bacon, Auditor

33-300012.0000  
C67

RES  
2025

sale

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

2022 NICHOLS RONALD A	2015-10-21
2023 NICHOLS RONALD A	2015-10-21
2024 NICHOLS RONALD A	2015-10-21
2025 NICHOLS RONALD A	2015-10-21 PT E1/2 SE1/4 S30 3.00A
10895 CR 145	LWD
KENTON OH 43326	\$50,000

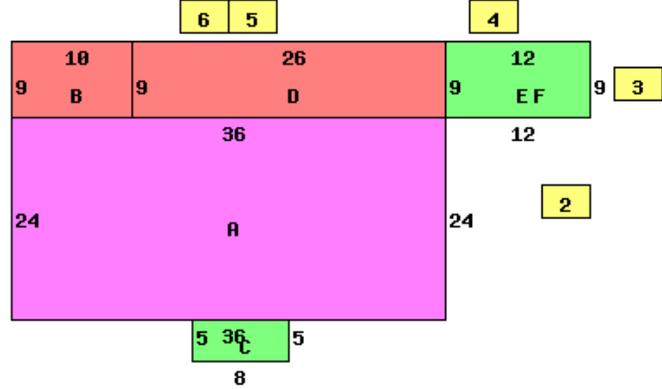
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	3.0000	3.0000	3.0000	3.0000	
Land100%	18600	28000	28000	28000	28000
Bldg100%	98890	120000	120000	120000	120010
Totl100%	117490t	148000t	148000t	148000t	148010t
Cauv100%					
Tax Value:					
Land 35%	6510	9800	9800	9800	9800
Bldg 35%	34610	42000	42000	42000	42000
Totl 35%	41120t	51800t	51800t	51800t	51800t
Hmstd35%	29320				
Owner Oc	27.68				
Hmstd RB	392.70				
Net Tax	1463.98	2073.84	2197.20	2195.16	
Sp-Asmnt	27.00	33.96	29.96	32.96	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1HB	F	M		864		b	ADDTN
1	F	A		90		c	PORCH
1H	OFF	P		40	1200	d	ADDTN
	F	A		234		e	PORCH
	CAN	P		108	860	f	PORCH
	PAT	P		108	320		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
557	1	2015-10-21	NICHOLS RONALD A	LWD *	50000	16510	55260
314	1	2015-08-18	NICHOLS RONALD E	1CT *	0	16510	55260

Year	Land	Bldg	Total	Net Tax
2021	6510	34610	41120	1469.50
2020	6510	34610	41120	1269.90

p r o j e c t		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



10895 TR 145 43326

Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	1H	Sq-Ft Value
Floor Level	Main	FRAME 1188 105250
	Part Upper	FRAME 1098 39070
	Basement	432 8300
	Subtotal	152620
Metal	Roof	GABLE
	B 1 2 U A	
Plaster/Drywall	X X	Extra Features 2380
Panelled Wall	X X	Total Value 155000
Unfinished Wall	X	
Floor/Hardwood	X X	PUB ELECTRIC
Floor/Carpet	X X	
Number of Rooms	1 5 3	PRIV WATER
Bedrooms	1 3	PRIV SEWER
		PUB PAVED ST/RD
Central Heat	A	Neighborhood:
FORCED AIR		Code: 3300
Plumbing		Dwl/Gar/NC% 1.3400
Standard	1	

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1HB F	2286	2286		C-	OLD/AV	139500	.55		84120
2 Flat Barn		2848	2848		D	OLD/AV	27340	.80	.50	2730
3 Shed	GR 0	22X40	880		D	OLD/AV	8450	.65		2960
4 Milk House	*SV CB 0	8X10	80		C	OLD/AV	200			200
5 Pole Build		40X80	3200		C	2015AV	38400	.25		28800
6 P	CAN	10X20	200		C	2015AV	1600	.25		1200
homesite	acres/	effective	depth	actual	effective	extended	true			
small acreage	frontage	frontage	depth	rate	rate	value	value			
	1.0000			18000	18000	18000	18000			
	2.0000			5000	5000	10000	10000			