

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

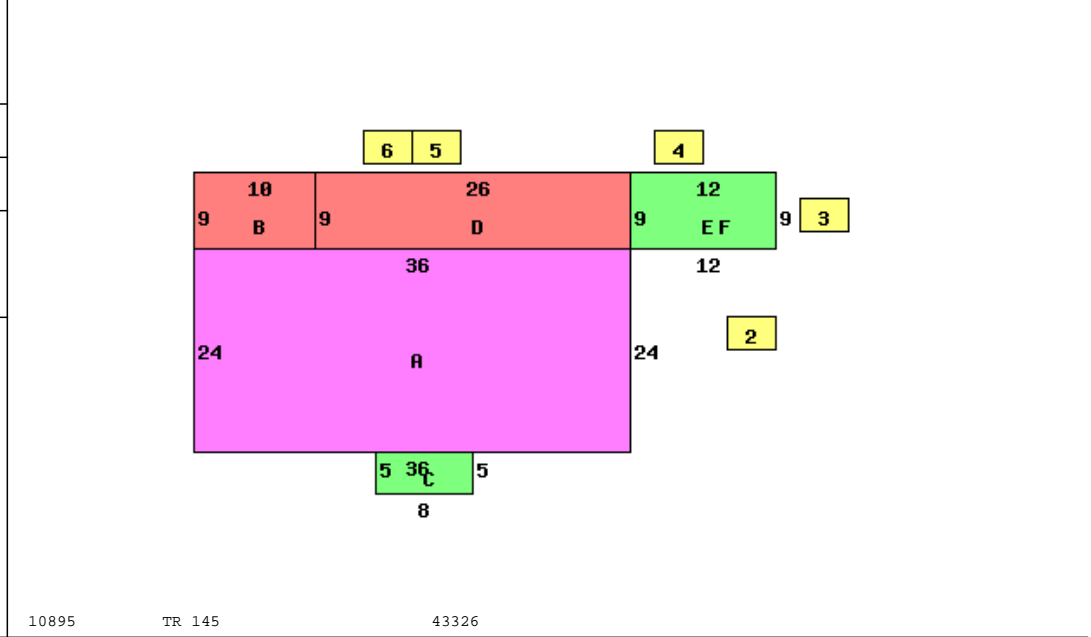
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	3.0000	3.0000	3.0000	3.0000	
Land100%	18600	28000	28000	28000	28000
Bldg100%	98890	120000	120000	120000	120010
Totl100%	117490t	148000t	148000t	148000t	148010t
Cauv100%					
Tax Value:					
Land 35%	6510	9800	9800	9800	9800
Bldg 35%	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+ 1HB 1	CONS F	TYPE M	FACT A	SQ-FT 864	VALUE	a	*MAIN
	F	A	A	90		b	ADDTN
1H	OFF	P	A	40	1200	c	PORCH
	F	A	A	234		d	ADDTN
	CAN	P	A	108	860	e	PORCH
	PAT	P	A	108	320	f	PORCH

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

Year 2021	Land 6510	Bldg 34610	Total 41120	Net Tax 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
Plaster/Drywall	X X
Panelled Wall	X X
Unfinished Wall	X
Floor/Hardwood	X X
Floor/Carpet	X X
Number of Rooms	1 5 3
Bedrooms	1 3
Central Heat	A
FORCED AIR	
Plumbing	
Standard	1
Extra Features	2380
Total Value	155000
PUB ELECTRIC	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Neighborhood:	
Code:	3300
Dwl/Gar/NC%	1.3400

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
acres/	effective	depth	actual	effective	extended	true				
frontage	frontage	depth	rate	rate	value	value				
homesite	1.0000		18000	18000	18000	18000				
small acreage	2.0000		5000	5000	10000	10000				