PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-300018.0000 RES
C72 2025

sale

2022 RAY STEVEN M & NICIA	1999-10-27	
2023 RAY STEVEN M & NICIA	1999-10-27	
2024 RAY STEVEN M & NICIA	1999-10-27	
2025 RAY STEVEN M & NICIA M	1999-10-27 PT E2 SE4 S30 6.386A	
10629 CR 145	1WD	
	$197,000	
KENTON OH 43326		

Orig Tax Year 2000
Parent: 33-300006.0000

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

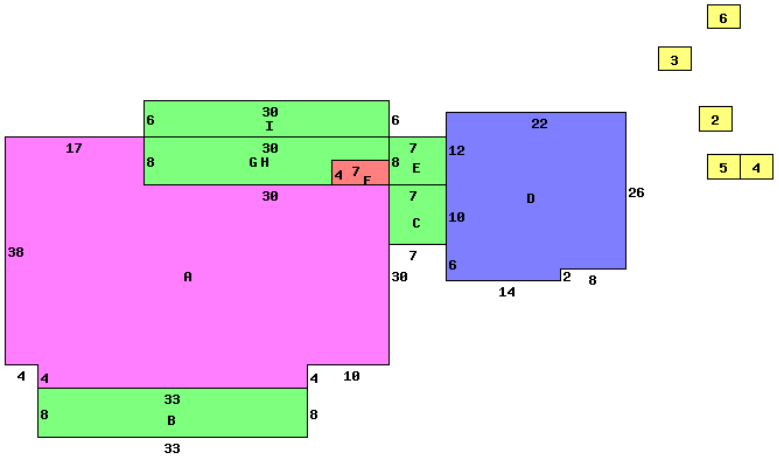
Tax Year	2022	2023	2024	2025	2025			CAMA
Prop Cls	511	511	511	511	511			511
Acres	6.3860	6.3860	6.3860	6.3860	6.3860			
Land100%	24400	37660	37660	37660	37660			37670
Bldg100%	202230	262110	262110	262110	262110			262120
Totl100%	226630t	299770t	299770t	299770t	299770t			299790t
Cauv100%								
Tax Value:								
Land 35%	8540	13180	13180	13180	13180			13180
Bldg 35%	70780	91740	91740	91740	91740			91740
Totl 35%	79320t	104920t	104920t	104920t	104920t			104930t
Hmstd35%	71630	93860	93860	93570	93570			
Owner Oc	67.64	80.38	80.30	79.22	79.22	hmstd	6300 l	87270 b
Hmstd RB								
Net Tax	3567.28	4120.16	4370.10	4367.04	4367.04			
Sp-Asmnt	33.37	43.72	39.72	42.72				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1678		a	*MAIN
	OFP	P		264	7920	b	PORCH
	EBW	P		70	2800	c	PORCH
	F	G		600	14400	d	GRAGE
	DK	P		56	840	e	PORCH
1	F/C	A		28		f	ADDTN
	DK	P		212	3180	g	PORCH
	RFX	P		212	2120	h	PORCH
	DK	P		180	2700	i	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
657	1	1999-10-27	RAY STEVEN M & NICIA M	1WD	197000	0	0

Year	Land	Bldg	Total	Net Tax
2021	8540	70780	79320	3580.80
2020	8540	70780	79320	3091.58

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



10629 CR 145 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1706	126040
	Basement		1678	31040
	Subtotal			157080
Metal	Roof	GABLE		

B 1 2 U A			
Plaster/Drywall	D	Air Conditioning	2950
Unfinished Wall	X	Plumbing	2100
Floor/Carpet	X	Garages and Carports	14400
Floor/Concrete	X	Extra Features	22280
Floor/Tile-Lino	L	Total Value	198810
Number of Rooms	2 6		
Bedrooms	3	PUB ELECTRIC	
		PRIV WATER	
Central Heat	A	PRIV SEWER	
FORCED AIR		PUB PAVED ST/RD	
Heat Pump	A		
Central A/C	A	Neighborhood:	
Plumbing		Code:	3300
Standard	1	Dwl/Gar/NC%	1.3400
Extra 3 Fixture	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B F		1706		B-	1995GD	238570	.22		249350
2	Garage	F	20X20	400		C	1999AV	9600	.55		5790
3	Pole Build	P	30X30	900		C	2004AV	10800	.50		5400
4	POND	*.50AC		0			OLD/GD	0			0
5	P	DK	10X12	120		C	1999AV	1800	.55		810
6	Shed		10X20	200		D	1995AV	1920	.60		770

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				18000	18000	18000	18000
small acreage	5.3900				5000	3650	19670	19670

Call Back: Sign: PSN Date: 2017-08-04 Lister: