PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-300024.0000 RES
C77.01 2026

sale

2025 OBORN CRAIG & KATHRYN
2026 OBORN CRAIG & KATHRYN T
12309 SR 67
KENTON OH 43326

NW4 & PT SW4 S30 3.001A

$0

Orig Tax Year 2026
Parent: 33-300002.0000

2027 MCELREE SETH E
12309 SR 67
KENTON OH 43326

2025-11-18
1WD

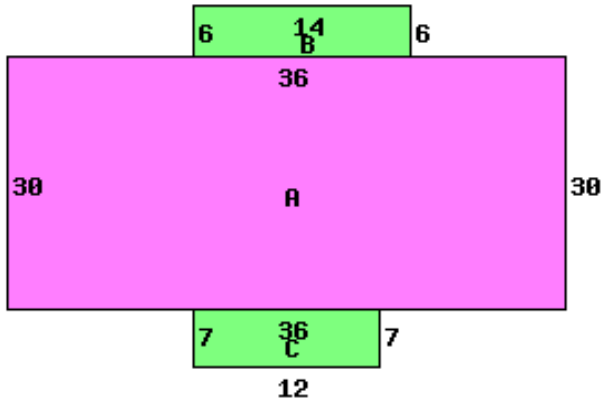
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1Q	F	M		1080		a	*MAIN
	EFP	P		84	3360	b	PORCH
	OFP	P		84	2520	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
520	1	2025-11-18	MCELREE SETH E	1WD	144000	0	0

project		ben acres	/ %	factor
500 HARDIN COUNTY LANDFILL	XA/2025			

Eff Rate:- 45.76 45.76 a/r

Tax Year	2025	2026	2026	2026	2027	CAMA
Prop Cls	113	113	0	113	511	511
Acres				3.0010	3.0010	
Land100%	21630	0		21630	30710	30710
Bldg100%	85800	0		85800	108570	108580
Totl100%	107430t			107430t	139290t	139290t
Cauv100%						
Tax Value:						
Land 35%	7570			7570	10750	10750
Bldg 35%	30030			30030	38000	38000
Totl 35%	37600t			37600t	48750t	48750t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	1593.40	1593.40	1593.40			
Sp-Asmnt	18.00	18.00				



12309 SR 67 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1Q				
Floor Level	Main	FRAME	1080	103900
	Qtr Story	FRAME	1080	16760
	Basement		270	5300
	Subtotal			125960
Metal	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		
Unfinished Wall	X				
Floor/Pine		X	X		
Floor/Carpet		X			
Number of Rooms	1	4	3		
Bedrooms		2	3		
Central Heat		A			
FORCED AIR					
Plumbing					
Standard	1				

Extra Features	5880
Total Value	131840
Neighborhood:	
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	1Q F		1080		D	1910GD	105470	.40		107580
2	Garage	*SV	24X24	576			1910	1000			1000

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
road	.2470				5000	5000	1240	1240
small acreage	1.7540				5000	5000	8770	8770