

PLEASANT TWP
KENTON SD

00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-310011.0000
B24

RES
2025

sale

2022	SALLEE MARVIN J & JUD	1988-12-05	
2023	SALLEE MARVIN J & JUD	1988-12-05	
2024	SALLEE MARVIN J & JUD	1988-12-05	
2025	SALLEE MARVIN J & JUDIT	1988-12-05	PT NE 1/4 31 .535A
	12570 SR 309	LWD	
	KENTON OH 43326	\$50,000	

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	.5400	.5400	.5400	.5400	.5400	
Land100%	8940	12770	12770	12770	12770	12780
Bldg100%	84460	107690	107690	107690	107690	107690
Totl100%	93400t	120460t	120460t	120460t	120460t	120470t
Cauv100%						
Tax Value:						
Land 35%	3130	4470	4470	4470	4470	4470
Bldg 35%	29560	37690	37690	37690	37690	37690
Totl 35%	32690t	42160t	42160t	42160t	42160t	42160t
Hmstd35%						
Owner Oc	30.86	36.10	36.06	35.70	35.70	
Hmstd RB	392.70	359.26	407.30	421.50	421.50	
Net Tax	1074.50	1292.54	1344.94	1329.44	1329.44	
Sp-Asmnt	37.90	45.90	48.45	48.45		

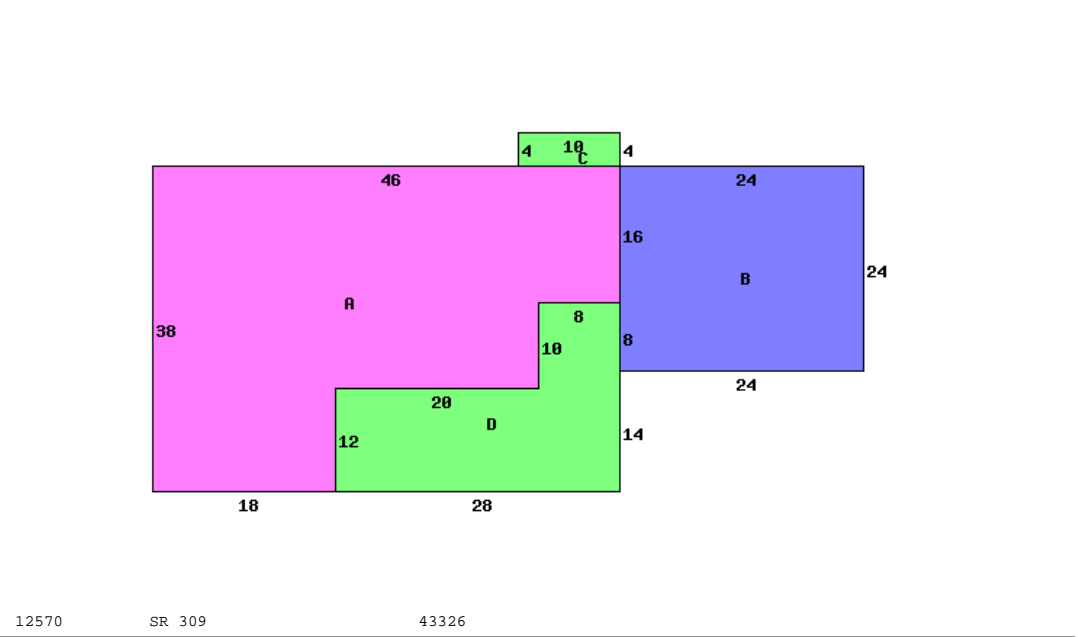
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1332		a	*MAIN
	F2	G		576	13820	b	GRAGE
	OP	P		40	1200	c	PORCH
	OFF	P		416	12480	d	PORCH

#: 24 L/W
333100240000 .025a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
994	1	1988-12-05		LWD	50000	0	36630

Year	Land	Bldg	Total	Net Tax
2021	3130	29560	32690	1078.58
2020	3130	29560	32690	930.88

p r o j e c t		ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY			XA/2025
500	HARDIN COUNTY LANDFILL			XA/2025
131	BLANCHARD RIVER MAINT			XA/2025
251	PFISTER #909 BLANCHARD RIVER			XA/2025
921	BLANCHARD RIVER MAINT			XA/2023
252	OATES #1011 BLANCHARD RIVER			XA/2025



12570 SR 309 43326

Occupancy	1 Single Family	*DWELLING COMPUTATIONS	Sq-Ft	Value
Story Height	1			
Floor Level	Main	FRAME	1332	106760
Shingle	Subtotal	GABLE		106760
	B 1 2 U A			
Plaster/Drywall	X	Fireplaces		2000
Floor/Hardwood	X	Air Conditioning		2300
Number of Rooms	6	Garages and Carports		13820
Bedrooms	3	Extra Features		13680
		Total Value		138560
Fireplace				
Openings	1	PUB ELECTRIC		
Stacks	1	PUB GAS		
Central Heat	A	PRIV WATER		
FORCED AIR		PRIV SEWER		
Heat Pump	A	PUB PAVED ST/RD		
Central A/C	A			
Plumbing		Neighborhood:		
Standard	1	Code:		3300
		Dwl/Gar/NC%		1.3400

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Fnc	True
1 DWELLING	1 F/C	FtxFt	Rate	Cond	Value	Dpr Dpr	Value
		1332		C	1953AV	.42	107690
homesite	acres/	effective	depth	actual	effective	extended	true
	frontage	frontage	depth	rate	rate	value	value
	.5400			18000	18000	12780	12780