PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-310011.0000 RES
B24 2026

sale

2023	SALLEE MARVIN J & JUD	1988-12-05
2024	SALLEE MARVIN J & JUD	1988-12-05
2025	SALLEE MARVIN J & JUD	1988-12-05
2026	SALLEE MARVIN J & JUDIT	1988-12-05 PT NE 1/4 31 .535A
	12570 SR 309	1WD
		$50,000
	KENTON OH 43326	

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	.5400	.5400	.5400	.5400	.5400			
Land100%	12770	12770	12770	12770		12770	14710	14700
Bldg100%	107690	107690	107690	107690		107690	136630	136620
Totl100%	120460t	120460t	120460t	120460t		120460t	151340t	151320t
Cauv100%								
Tax Value:								
Land 35%	4470	4470	4470	4470		4470	5150	5150
Bldg 35%	37690	37690	37690	37690		37690	47820	47820
Totl 35%	42160t	42160t	42160t	42160t		42160t	52970t	52960t
Hmstd35%								
Owner Oc	36.10	36.06	35.70	35.70	35.70			
Hmstd RB	359.26	407.30	421.50	421.50	421.50			
Net Tax	1292.54	1344.94	1329.44	1329.44	1329.44			
Sp-Asmnt	45.90	48.45	48.45	48.45				

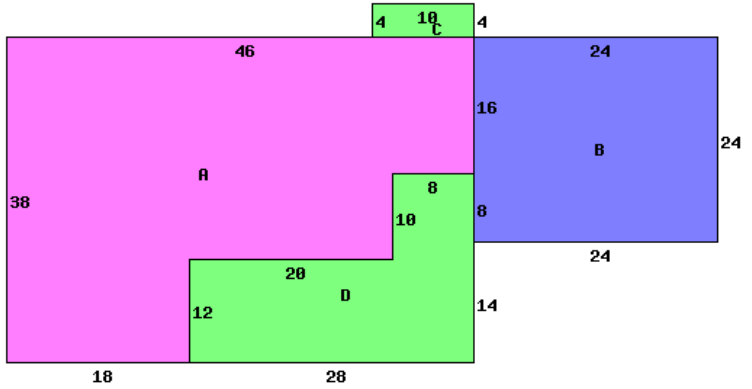
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1332		a	*MAIN
	F2	G		576	13820	b	GRAGE
	OP	P		40	1200	c	PORCH
	OFP	P		416	12480	d	PORCH

#: 24 L/W
333100240000 .025a

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

Year	Land	Bldg	Total	Net Tax
2022	3130	29560	32690	1074.50
2021	3130	29560	32690	1078.58

project			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
	Subtotal			106760
Shingle	Roof	GABLE		

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%	1.7000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		1332		C	1953AV	138560	.42		136620

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	.5400				20700	20700	14700	14700

Call Back: Sign: PSN Date: 2015-11-13 Lister:

33-310011.0000-v082020R