

PLEASANT TWP
KENTON SD

00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-310017.0000
B19

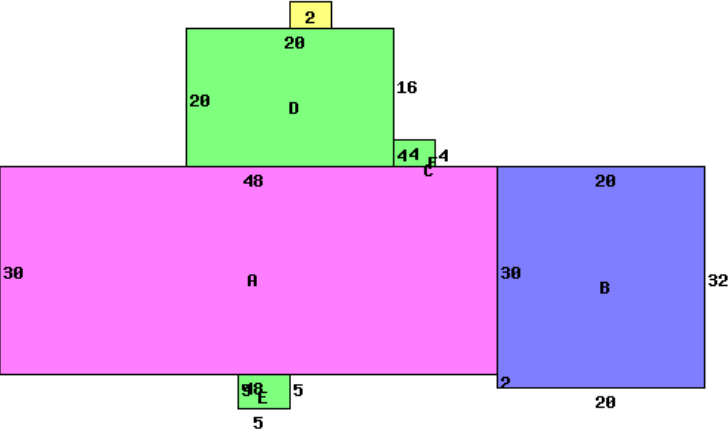
RES
2024

sale

2021	DODDS	DONAVAN	L	ETAL	2012-02-22	
2022	DODDS	DONAVAN	L	ETAL	2012-02-22	
2023	DODDS	DONAVAN	L &	DEN	2022-08-22	
2024	DODDS	DONAVAN	L &	DENIS	2022-08-22	PT NE 1/4 31 .736A
	12640	SR	309	W	2AF	
					\$0	
	KENTON	OH	43326			

Eff Rate:-	49.77	49.60	43.46	45.84	a/r	
Tax Year	2021	2022	2023	2024		CAMA
Prop Cls	511	511	511	511		511
Acres	.7400	.7400	.7400	.7400		
Land100%	10570	10570	15110	15110		15120
Bldg100%	111540	111540	129260	129260		129250
Totl100%	122110t	122110t	144370t	144370t		144370t
Cauv100%						
Tax Value:						
Land 35%	3700	3700	5290	5290		5290
Bldg 35%	39040	39040	45240	45240		45240
Totl 35%	42740t	42740t	50530t	50530t		50530t
Hmstd35%	39160	39160	46050	46050		
Owner Oc	36.96	36.98	39.44	39.40	hmstd	5290 l 40760 b
Hmstd RB	394.18	392.70				
Net Tax	1534.72	1528.92	1983.56	2103.94		
Sp-Asmnt	28.54	28.53	28.53	44.93		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE				
1	F/C	M		1440		a	*MAIN		
	F2	G		640	15360	b	GRAGE		
	STP	P		16	60	c	PORCH		
	PAT	P		400	1200	d	PORCH		
	QFP	P		25	750	e	PORCH		
	CAN	P		16	130	f	PORCH		
Sale#	#d	sale date	To	DODDS	DONAVAN	L &	DENISE	Type/Invalid?	Sale\$
393	2	2022-08-22	DODDS	DONAVAN	L &	DENISE	2AF	*	0
52	2	2012-02-22	DODDS	DONAVAN	L	ETAL	20C	*	0
306	2	2008-09-02	DODDS	DONAVAN	L	ETAL	20C	*	0
134	4	2007-04-05	DODDS	CAROL	S	ETAL	4CT	*	0
co:land									10570
co:bldg									83510
Year		Land		Bldg	Total	Net Tax			
2020		3700		39040	42740	1325.08			
2019		3530		31970	35500	1001.56			
p r o j e c t									
902	MAIN DISTRICT	CONSERVANCY				XA/2024		ben acres	/ % factor
500	HARDIN COUNTY	LANDFILL				XA/2024			
251	PFISTER #909	BLANCHARD RIVER				XA/2024			
252	OATES #1011	BLANCHARD RIVER				XA/2024			
921	BLANCHARD RIVER	MAINT				XA/2023			



12640 SR 309 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height 1		Sq-Ft	Value
Floor Level		1440	113850
Shingle	Main Subtotal		113850
	Roof		
	B 1 2 U A	FRAME	
		GABLE	
Plaster/Drywall	X	Fireplaces	2000
Panelled Wall	X	Air Conditioning	2520
Floor/Hardwood	X	Plumbing	2100
Floor/Carpet	X	Garages and Carports	15360
Number of Rooms	5	Extra Features	2140
Bedrooms	3	Total Value	137970
Fireplace		PUB ELECTRIC	
Openings	1	PUB GAS	
Stacks	1	PRIV WATER	
Central Heat	A	PRIV SEWER	
CEILING		PUB PAVED ST/RD	
Central A/C	A		
Plumbing		Neighborhood:	
Standard	1	Code:	3300
Extra 2 Fixture	1	Dwl/Gar/NC%	1.3400
Extra Fixture	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	FtxFt	1440	Rate		Cond	Value	Dpr	Dpr	Value
2 Pool	VINL		730		C	1959GD	137970	.37	.30	116470
					C	1991AV	36500	.50		12780
	acres/	effective	depth			actual	effective	extended		true
homesite	frontage	frontage	depth	factor		rate	rate	value		value
	.7400					18000	18000	15120		15120