

PLEASANT TWP
KENTON SD

00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-310017.0000
B19

RES
2025

sale

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

2022	DODDS DONAVAN L ETAL	2012-02-22			
2023	DODDS DONAVAN L & DEN	2022-08-22			
2024	DODDS DONAVAN L & DEN	2022-08-22			
2025	DODDS DONAVAN L & DENIS	2022-08-22	PT NE 1/4 31	.736A	
	12640 SR 309 W	2AF			
	KENTON OH 43326	\$0			

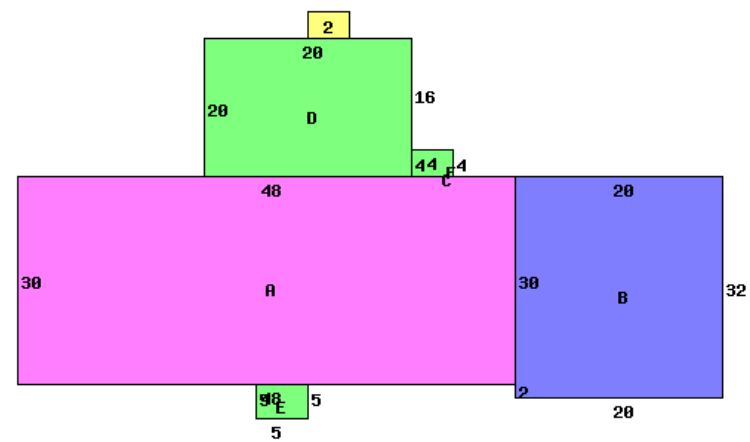
Tax Year	2022	2023	2024	2025	
Prop Cls	511	511	511	511	CAMA
Acres	.7400	.7400	.7400	.7400	511
Land100%	10570	15110	15110	15110	15120
Bldg100%	111540	129260	129260	129260	129250
Totl100%	122110t	144370t	144370t	144370t	144370t
Cauvl00%					
Tax Value:					
Land 35%	3700	5290	5290	5290	5290
Bldg 35%	39040	45240	45240	45240	45240
Totl 35%	42740t	50530t	50530t	50530t	50530t
Hmstd35%	39160	46050	46050	46050	
Owner Oc	36.98	39.44	39.40	38.98	hmstd 5290 l 40760 b
Hmstd RB	392.70				
Net Tax	1528.92	1983.56	2103.94	2102.36	
Sp-Asmnt	28.53	28.53	44.93	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
	FAT	P		400	1200	d	PORCH
	OFF	P		25	750	e	PORCH
	CAN	P		16	130	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
393	2	2022-08-22	DODDS DONAVAN L & DENISE	2AF *	0	10570	111540
52	2	2012-02-22	DODDS DONAVAN L ETAL	2OC *	0	8330	83510
306	2	2008-09-02	DODDS DONAVAN L ETAL	2OC *	0	8310	104200
134	4	2007-04-05	DODDS CAROL S ETAL	4CT *	0	8310	104200

Year	Land	Bldg	Total	Net Tax
2021	3700	39040	42740	1534.72
2020	3700	39040	42740	1325.08

Project	ben acres	%	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025
251 PFISTER #909 BLANCHARD RIVER			XA/2025
252 OATES #1011 BLANCHARD RIVER			XA/2025
921 BLANCHARD RIVER MAINT			XA/2023



12640 SR 309 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	1440 113850
	Subtotal		113850
Shingle	Roof	GABLE	
B 1 2 U A			
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	Cond	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	FtxFt	1440	Rate	C	1959GD	137970	.37	.37		116470
2 Pool	VINL		730		C	1991AV	36500	.50	.30		12780
homesite		effective	depth	actual	effective	extended	true				
	acres/	frontage	depth	rate	rate	value	value				
	.7400	frontage	depth	18000	18000	15120	15120				

Call Back:

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

33-310017.0000-v082020R