PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-310017.0000 RES
B19 2026

sale

2023 DODDS DONAVAN L & DEN	2022-08-22	
2024 DODDS DONAVAN L & DEN	2022-08-22	
2025 DODDS DONAVAN L & DEN	2022-08-22	
2026 DODDS DONAVAN L & DENIS	2022-08-22 PT NE 1/4 31	.736A
12640 SR 309 W	2AF	
	$0	
KENTON OH 43326		

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

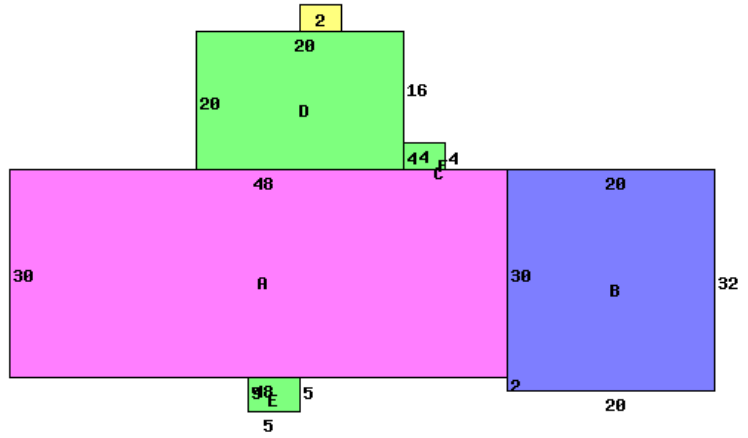
	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	511	511	511	511	0	511	511	511
Acres	.7400	.7400	.7400	.7400	.7400			
Land100%	15110	15110	15110	15110		15110	17400	17390
Bldg100%	129260	129260	129260	129260		129260	160540	160550
Totl100%	144370t	144370t	144370t	144370t		144370t	177940t	177940t
Cauv100%								
Tax Value:								
Land 35%	5290	5290	5290	5290		5290	6090	6090
Bldg 35%	45240	45240	45240	45240		45240	56190	56190
Totl 35%	50530t	50530t	50530t	50530t		50530t	62280t	62280t
Hmstd35%	46050	46050	46050	46050		46050	57810	
Owner Oc	39.44	39.40	38.98	38.98	38.98	hmstd 5290 l	40760 b	
Hmstd RB								
Net Tax	1983.56	2103.94	2102.36	2102.36	2102.36			
Sp-Asmnt	28.53	44.93	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
	PAT	P		400	1200	d	PORCH
	OFP	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	2QC	*	0	8830	83510
306	2	2008-09-02	DODDS DONAVAN L ETAL	2QC	*	0	8310	104200
134	4	2007-04-05	DODDS CAROL S ETAL	4CT	*	0	8310	104200

Year	Land	Bldg	Total	Net Tax
2022	3700	39040	42740	1528.92
2021	3700	39040	42740	1534.72

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

			Sq-Ft	Value
Story Height 1				
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%	1.7000
Extra Fixture	1		

	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		1440		C	1959GD	137970	.37		147770
2	Pool		VINL		730		C	1991AV	36500	.50	.30	12780

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	.7400				20700	20700	17390	17390

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

33-310017.0000-v082020R