PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-310018.0000 RES
B17 2026

sale

2023 BULLOCK WAVA MARLENE	1994-08-01	
2024 BULLOCK WAVA MARLENE	1994-08-01	
2025 BULLOCK WAVA MARLENE	1994-08-01	
2026 BULLOCK WAVA MARLENE	1994-08-01 PT NE 1/4 S31 .631A	
12656 SR 309	2CT	
	$0	
KENTON OH 43326		

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

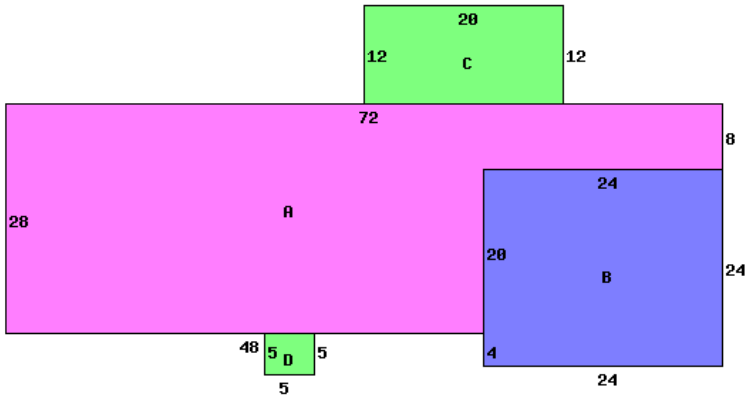
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	.6300	.6300	.6300	.6300	.6300			
Land100%	14030	14030	14030	14030		14030	16140	16150
Bldg100%	127830	127830	127830	127830		127830	162170	162170
Totl100%	141860t	141860t	141860t	141860t		141860t	178310t	178320t
Cauv100%								
Tax Value:								
Land 35%	4910	4910	4910	4910		4910	5650	5650
Bldg 35%	44740	44740	44740	44740		44740	56760	56760
Totl 35%	49650t	49650t	49650t	49650t		49650t	62410t	62410t
Hmstd35%								
Owner Oc	42.52	42.48	42.04	42.04	42.04			
Hmstd RB	359.26	407.30	421.50	421.50	421.50			
Net Tax	1585.98	1656.22	1640.52	1640.52	1640.52			
Sp-Asmnt	28.35	44.67	44.67	44.67				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1536		a	*MAIN
	F2	G		576	13820	b	GRAGE
	CVP	P		240	5520	c	PORCH
	STP	P		25	100	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
685	2	1994-08-01	BULLOCK WAVA MARLENE	2CT *	0	0	52310

Year	Land	Bldg	Total	Net Tax
2022	3440	36970	40410	1420.96
2021	3440	36970	40410	1426.38

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			



12656 SR 309 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1536	121310
	Subtotal			121310
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall	X	Fireplaces	2000
Floor/Hardwood	X	Air Conditioning	2610
Number of Rooms	8	Plumbing	1400
Bedrooms	3	Garages and Carports	13820
		Extra Features	5620
Fireplace		Total Value	146760
Openings	1		
Stacks	1	PUB ELECTRIC	
Central Heat	A	PUB GAS	
FORCED AIR		PRIV WATER	
Central A/C	A	PRIV SEWER	
Plumbing		PUB PAVED ST/RD	
Standard	1		
Extra 2 Fixture	1	Neighborhood:	
		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		1536		C	1964GD	146760	.35		162170

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	.6300				20700	20700	16150	16150

Call Back: Sign: PSN Date: 2015-11-13 Lister: 33-310018.0000-v082020R