

PLEASANT TWP
KENTON SD

00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-310019.0000
B16

RES
2025

sale

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

2022 CLAYBAUGH ERIN DENE	2015-01-09
2023 CLAYBAUGH ERIN DENE	2015-01-09
2024 CLAYBAUGH ERIN DENE	2015-01-09
2025 CLAYBAUGH ERIN DENE	2015-01-09 PT NE 1/4 S31 .631A
12674 SR 309	2FD
KENTON OH 43326	\$125,000

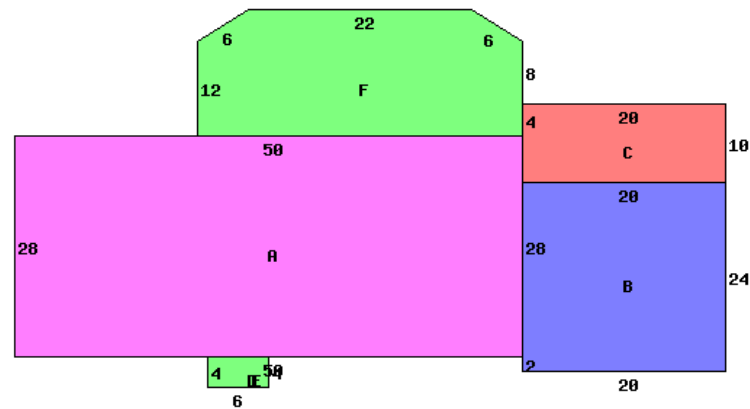
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	.6300	.6300	.6300	.6300	
Land100%	9830	14030	14030	14030	14040
Bldg100%	129370	152460	152460	152460	152460
Totl100%	139200t	166490t	166490t	166490t	166500t
Cauv100%					
Tax Value:					
Land 35%	3440	4910	4910	4910	4910
Bldg 35%	45280	53360	53360	53360	53360
Totl 35%	48720t	58270t	58270t	58270t	58270t
Hmstd35%					
Owner Oc	46.00	49.90	49.86	49.32	
Hmstd RB					
Net Tax	2186.64	2282.98	2421.78	2420.02	
Sp-Asmnt	28.81	28.81	47.21	47.21	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 B	F	M		1400			
	F2	G		480	11520	b	GRAGE
1	F/C	A		200		c	ADDTN
	STP	P		24	100	d	PORCH
	CAN	P		24	190	e	PORCH
	DK	P		492	7380	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
14	2	2015-01-09	CLAYBAUGH ERIN DENE	2FD	125000	8200	92460
17	2	2015-01-09	BROCKLESBY HAROLD L TRUST	2MT *	0	8200	92460
537	2	2002-12-18	BROCKLESBY HAROLD L & VI	2QC *	0	6230	83830
426	2	1993-05-19	BROCKLESBY HAROLD L & VI	2WD	70000	0	50800
654	1	1990-08-14		1UN *	63000	0	50800
713	1	1988-08-30		1WD	56000	0	50800

Year	Land	Bldg	Total	Net Tax
2021	3440	45280	48720	2194.92
2020	3440	45280	48720	1894.42

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



12674 SR 309 43326

Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	1	Sq-Ft Value
Floor Level	Main	FRAME 1600 125710
	Basement	1400 25910
	Subtotal	151620
Shingle	Roof	HIP
	B 1 2 U A	
Plaster/Drywall	X	Air Conditioning 2830
Unfinished Wall	X	Plumbing 1400
Floor/Hardwood	X	Garages and Carports 11520
Floor/Carpet	X	Extra Features 7670
Number of Rooms	1 7	Total Value 175040
Bedrooms	3	
Central Heat	A	PUB ELECTRIC
FORCED AIR		PUB GAS
Central A/C	A	PRIV WATER
Plumbing		PRIV SEWER
Standard	1	PUB PAVED ST/RD
Extra 2 Fixture	1	Neighborhood:
		Code: 3300
		Dwl/Gar/NC% 1.3400

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B F	FtxFt	1600	Rate	C	1964GD	175040	.35	Dpr	152460
homesite	acres/	effective	depth	depth	actual	effective	extended	true		
	frontage	frontage	depth	factor	rate	rate	value	value		
	.6300				18000	18000	14040	14040		