

PLEASANT TWP
KENTON SD

00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-310019.0000
B16

RES
2025

sale

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	

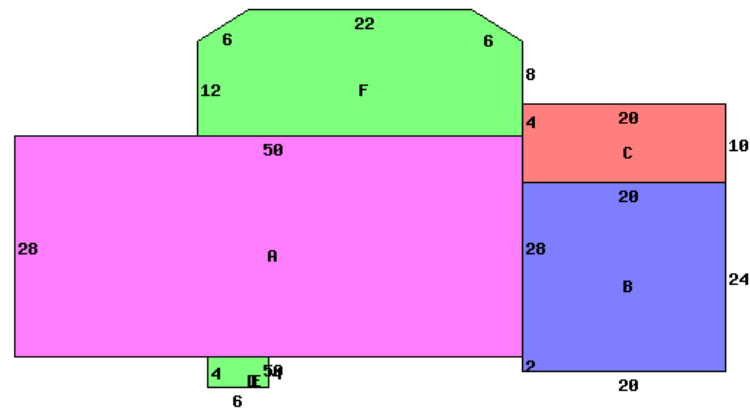
Eff Rate:-	49.60	43.46	45.84	45.76	a/r
Tax Year	2022	2023	2024	2025	2025
Prop Cls	511	511	511	511	511
Acres	.6300	.6300	.6300	.6300	.6300
Land100%	9830	14030	14030	14030	14040
Bldg100%	129370	152460	152460	152460	152460
Totl100%	139200t	166490t	166490t	166490t	166500t
Cauv100%					
Tax Value:					
Land 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	49.32
Hmstd RB					
Net Tax	2186.64	2282.98	2421.78	2420.02	2420.02
Sp-Asmnt	28.81	28.81	47.21	47.21	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1400		a	*MAIN
	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
Plaster/Drywall	X
Unfinished Wall	X
Floor/Hardwood	X
Floor/Carpet	X
Number of Rooms	1 7
Bedrooms	3
Central Heat	A
FORCED AIR	
Central A/C	A
Plumbing	
Standard	1
Extra 2 Fixture	1
	PUB ELECTRIC 2830
	PUB GAS 1400
	PRIV WATER 11520
	PRIV SEWER 7670
	PUB PAVED ST/RD 175040
	Neighborhood: 3300
	Code: 1.3400
	Dwl/Gar/NC%

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	Value
homesite	acres/	effective	depth	depth	actual	effective	extended	value	true	value
	frontage	frontage	depth	factor	rate	rate	value	value	value	value
	.6300				18000	18000	14040	14040	14040	14040