PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-310019.0000 RES
B16 2025

sale

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

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

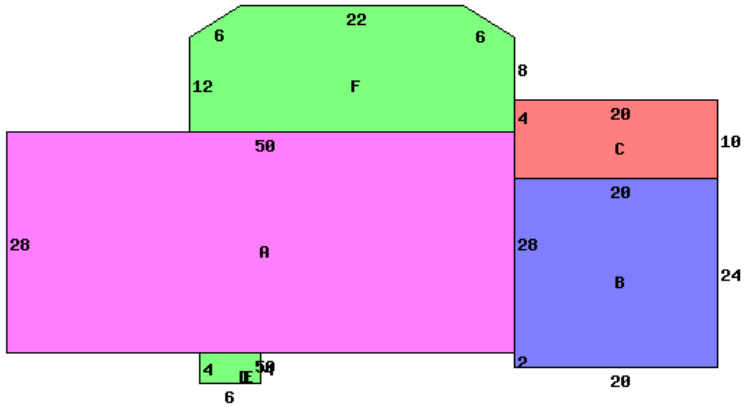
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	511	511	511	511	511	511
Acres	.6300	.6300	.6300	.6300	.6300	
Land100%	9830	14030	14030	14030	14030	14040
Bldg100%	129370	152460	152460	152460	152460	152460
Totl100%	139200t	166490t	166490t	166490t	166490t	166500t
Cauv100%						
Tax Value:						
Land 35%	3440	4910	4910	4910	4910	4910
Bldg 35%	45280	53360	53360	53360	53360	53360
Totl 35%	48720t	58270t	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:bldg
14	2	2015-01-09	CLAYBAUGH ERIN DENEE	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

p r o j e c t		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

Story Height 1

Floor Level			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME	1600	125710
	Basement		1400	25910
	Subtotal			151620
Shingle	Roof	HIP		

B 1 2 U A

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

Air Conditioning	2830
Plumbing	1400
Garages and Carports	11520
Extra Features	7670
Total Value	175040

PUB ELECTRIC
PUB GAS
PRIV WATER
PRIV SEWER
PUB PAVED ST/RD

Neighborhood:

Code:	3300
Dwl/Gar/NC%	1.3400

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B F		1600		C	1964GD	175040	.35		152460

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

Call Back: Sign: PSN Date: 2015-11-13 Lister: 33-310019.0000-v082020R